

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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August 8, 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.:
August 12 and 14, 2024

CRIMINAL

Arraignments: August 12, 2024
ARDs: August 15, 2024
ARD Revocations: August 12, 2024
Parole Violations: August 12, 2024
Plea Court: August 13-15, 2024
License Suspension August 20, 2024

ORPHANS

Accounts Nisi: August 5, 2024
Accounts Absolute: August 15, 2024

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 7-10, 2024

Convenes in Pgh.: August 13-14, 2024

Convenes in Pgh.: October 7-11, 2024

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: August 21, 2024

CIVIL

Domestic Relations Contempts: August 27,
2024
Domestic Relations Appeals: August 27,
2024

JUVENILE

Plea Day: August 15, 2024

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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Janet Maddich by POA a/k/a Janet A. Maddich by POA, et ux., to Katelyn M. Dickey, et ux., Tract, \$165,000.00 (8-5-24)

DUNKARD TOWNSHIP

Chase Jay Villado to John D. Lavery, et ux., 2 Tracts, \$100,000.00 (8-1-24)

GILMORE TOWNSHIP

Earl Shankle, et ux., to Ruby Rittenhouse, 2 Tracts, \$118,000.00 (7-31-24)

GREENE TOWNSHIP

Emil R. Enoff, Jr., to Noel H. Haines, et ux., 6.565 Acres, \$10,000.00 (8-5-24)

JEFFERSON TOWNSHIP

Letterman Moore Holdings 3 LP to Goehring & Rozencwajg Royalties LLC, 3 Tracts, O&G, \$18,705.50 (7-31-24)

Donna Lea Tekavec to Donna Lea Tekavec, et ux., Lots, Star City Plan, \$50,118.30 (8-2-24)

MORRIS TOWNSHIP

Bassaraba T. Hogle Irrevocable Trust, et ux., to Robert James Smith, et ux., 2.177 Acres, \$120,000.00 (8-1-24)

RICHHILL TOWNSHIP

Carol L. Jacobs to EQT Production Company, 221.64 Acres, O&G, \$76,342.67 (8-2-24)

WAYNESBURG BOROUGH

Kimberley Lesinski a/k/a Kimberly Lesinski, et ux., to Matthew Riggle, et ux., Lot 310, \$140,000.00 (8-5-24)

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

HAWK, CHRISTOPHER

Late of Cumberland Township, Greene County, Pennsylvania

Administratrix: Tammy Hawk C/O Ashley Sharek, Esquire, Entrusted Legacy Law,
PO Box 13, Bradford Woods, PA 15015 (412) 347-1731

Attorney: Ashley Sharek, Esquire, Entrusted Legacy Law, PO Box 13, Bradford
Woods, PA 15015 (412) 347-1731

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RENNER, NEVIN COLE

Late of Jefferson Township, Greene County, Pennsylvania
Administratrix: Alice Jean Renner, 504 Sharp Run Road, Spraggs, PA 15362
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

THIRD PUBLICATION

KUGHN, MARIAN L.

Late of Waynesburg, Greene County, Pennsylvania
Administratrix: Clara J. Babb, C/O C. Seth Wilson, Esquire, Bowels Rice LLP, 125 Granville Square, Suite 400, Morgantown, WV 26501 (304) 285-2531
Attorney: C. Seth Wilson, Esquire, Bowels Rice LLP, 125 Granville Square, Suite 400, Morgantown, WV 26501 (304) 285-2531

LAPPING, STEPHANIE KAY A/K/A STEPHANIE K. LAPPING A/K/A STEPHANIE LAPPING

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Amber D. Brown, 119 Rivulet Place, Zelenople, PA 16063
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

LEGAL NOTICE

D.B. – 577, Pages 3064-3067

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

IN RE: CONDEMNATION BY THE : NO. AD-528 TERM,
2024
COUNTY OF GREENE, OF :
RIGHT-OF-WAY FOR TOWNSHIP :
ROUTE T479, SECTION G75 : EMINENT DOMAIN
PROCEEDING
IN THE TOWNSHIP OF MORRIS : IN REM

NOTICE OF CONDEMNATION AND DEPOSIT OF ESTIMATED JUST COMPENSATION

Notice is hereby given that the County of Greene, whose address is the Greene County Office Building 3rd Floor, 93 East High Street, Waynesburg, PA 15370, pursuant to the provisions of Section 16703 of the County Code, Act of May 8, 2024, P.L. 50, 16 Pa.C.S. §16703, has filed on 8/1/2024 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

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shown on the aforesaid Schedule. The within condemnation has been authorized by Resolution No. 11162023-B#3 and a plan signed by Mike Belding, Elizabeth McClure, and Blair Zimmerman, in their capacities as Commissioners of the County of Greene, on November 16, 2023, titled "Drawings Authorizing Acquisition of Right-of-Way for Township Road T479 Section G75 R/W in Greene County," a copy of which plan was filed in the County Recorder's Office in Highway Map Book 11 Page 165 on March 22, 2024.

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 County 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
N/A	1	OPPC Farms, LLC (3/4 interest) and Estate of Irene M. Grable (1/4 interest)	Heirs & addresses unknown and unlocatable after a diligent search

The power or right of the County to appropriate the property condemned, the procedure followed by the County 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 County of Greene, 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 County 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 Chief Clerk 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 County without escheat.

Jeffrey A. Marshall, Chief Clerk
Greene County

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-28-2024 AD 681-2023**

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, AUGUST 16, 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.

DOCKET# AD-681-2023

ALL THAT CERTAIN lot of land situate in CUMBERLAND TOWNSHIP, County of Greene and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 57-59 Second Street, Crucible, PA 15325

SOLD as the property of JAMIE CHILDS AKA JAMIE WYDO and BRANDI WYDO-STRIT
TAX PARCEL #05/29/130/ and 05/29/131/

PROPERTY ADDRESS: 57-59 Second St, Crucible, PA 15325

UPI/TAX PARCEL NUMBER: 05/29/130/ 05/29/131/

Seized and taken into execution to be sold as the property of JAMIE CHILDS AKA JAMIE WYDO, BRANDI WYDO-STREIT in suit of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR FREDDIE MAC SLST 2022-1 PARTICIPATION INTEREST TRUST.

Attorney for the Plaintiff:
KML Law Group, PC
Philadelphia, PA 215-627-1322

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