

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 13, 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.:
June 17 and 20, 2024

CRIMINAL

Arraignments: June 17, 2024
ARDs: July 11, 2024
ARD Revocations: July 8, 2024
Parole Violations: June 17, 2024
Plea Court: July 9-11, 2024
License Suspension June 18, 2024
Argument Court: June 24, 2024

ORPHANS

Accounts Nisi: July 8, 2024
Accounts Absolute: July 18, 2024

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: October 7-10, 2024
Convenes in Pgh.: July 9-10, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Rachel A. Schmelzlen to Lee Metz, et ux., 1.3880 Acres, \$275,000.00 (6-5-24)
Andrea Smell, et ux., to Josh William Sloan, et ux., Lot, \$215,000.00 (6-7-24)

FRANKLIN TOWNSHIP

John Charles Wine, et ux., to Angela Wygonik, 3 Tracts, \$4,016.19 (6-7-24)
Helen M. Wilson to Samuel J. Engle, 2 Lots, Valley Farms Plan, \$167,000.00 (6-11-24)

GREENSBORO BOROUGH

Pennsylvania Housing Finance Agency to Capenos Properties Phase 3 LLC, 2 Tracts, LLC, \$12,000.00 (6-6-24)

MORGAN TOWNSHIP

Joseph Kime by Agent a/k/a Joseph J Kime by Agent, et ux., to Robert F. Vroom, et ux., 3 Tracts, \$320,000.00 (6-6-24)

Joseph C. Bürich to John Green, et ux., Lot 422, Mather, \$64,000.00 (6-6-24)
Carrie Anderson to Michele S. Rearick, Lot 405, Mather Plan, \$74,900.00 (6-10-24)

MORRIS TOWNSHIP

Mona B. Quint to CNX Gas Company LLC, 182.59 Acres, O&G, \$7,825.28 (6-7-24)
Chellise Stewart to EQT Production Company, 13.201 Acres, O&G, \$85,806.50 (6-10-24)

SPRINGHILL TOWNSHIP

Sina Morris to EQT Production Company, 20 Acres, O&G, \$5,714.29 (6-10-24)
Sina Morris to EQT Production Company, 59.6875 Acres, O&G, \$14,390.01 (6-10-24)

WAYNE TOWNSHIP

George M. Heinzl, et al., to Benjamin Policz, 62.608 Acres, \$150,000.00 (6-6-24)

WAYNESBURG BOROUGH

Connie Jo Smith to Dave Areford, Lot, \$1,000.00 (6-6-24)
Ronald Neil McKay to Hannah K. Kalsey, et ux., Lots 15 & 16, \$177,000.00 (6-10-24)

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

BEDILION, ARTHUR H. JR. A/K/A ARTHUR H. BEDILION
Late of Franklin Township, Greene County, Pennsylvania
Executrix: Tricha A. Leary, 149 Independent Ridge, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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DUKATE, LOREEN A/K/A DORIS LOREEN DUKATE
Late of Waynesburg, Greene County, Pennsylvania
Executrix: Kimberly S. Lee, 175 Mason Ridge Road, Mt. Morris, PA 15349
Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street,
Waynesburg, PA 15370

PAES, RONALD C.
Late of Jefferson, Greene County, Pennsylvania
Administrator: Linda Thurby-Paes, 386 Willis Road, Jefferson, PA 15344
Attorney: Timothy B. Kinney, Esquire, 302 W. Otterman Street, Greensburg, PA
15601

WISE, NANCY F. A/K/A NANCY FURMAN WISE
Late of Perry Township, Greene County, Pennsylvania
Co-Executor: Lisa Wise DeNicola, 121 North Auburn Road, Unit 31, Venice, FL
34929
Co-Executor: Scott E. Wise, 55 Kelly Road, Morgantown, WV 26508
Attorney: Eva H. Ahern, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite
600, Washington, PA 15301

SECOND PUBLICATION

CLAWSON, VIRGINIA LEE
Late of Perry Township, Greene County, Pennsylvania
Executrix: Diana L. Walch, 634 S. Samuel Street, Charlestown, WV 25414
Attorney: None

EDER, RUPERT WILLIAM A/K/A RUPERT W. EDER A/K/A RUPERT EDER
Late of Jefferson Township, Greene County, Pennsylvania
Executrix: Lori Lynette Eder-Crawford, 6480 Woodhaven Court, Avon, Indiana,
46123
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill
Street, Waynesburg, PA 15370

TRETINIK, JOSEPH
Late of Jefferson Township, Greene County, Pennsylvania
Executor: Joseph C. Tretinik 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

THIRD PUBLICATION

BATTISTONI, VIRGINIA D. A/K/A VIRGINIA BATTISTONI
Late of Franklin Township, Greene County, Pennsylvania
Executrix: Debra S. Blouir, 206 Good Street, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill
Street, Waynesburg, PA 15370

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GREEN, GARY H.
Late of Greensboro, Greene County, Pennsylvania
Executor: Daniel N. Green, 5678 Waterford Lane, Clarence Center, NY 14032
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South
Washington Street, Waynesburg, PA 15370

HEADLEY, WILDO J.
Late of Franklin Township, Greene County, Pennsylvania
Administrator: Randall Headley, 400 Sycamore Alley, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. 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
DIVISION ON July 8, 2024 FOR NISI CONFIRMATION AND ON July 18, 2024 FOR
FINAL CONFIRMATION.

The First & Final Account of Craig Watters, Administrator of the Estate of Landen L. Watters,
Deceased.

Attorney: Benjamin Scott Johns, Esquire
Jones, Gregg, Creehan & Gerace, LLP
20 Stanwix Street, Suite 100
Pittsburgh, PA 15222
412-621-6400

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY
CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT
DIVISION ON July 8, 2024 FOR NISI CONFIRMATION AND ON July 18, 2024 FOR
FINAL CONFIRMATION.

The First & Final Account of Sierra D. Phillips, Administratrix of the Estate of Deysha L.
Hopkins, Deceased, late of Greene County, PA

Attorney: Benjamin Scott Johns, Esquire
Jones, Gregg, Creehan & Gerace, LLP
20 Stanwix Street, Suite 100
Pittsburgh, PA 15222
412-621-6400

LEGAL NOTICE

UNITED STATES OF AMERICA,)
Plaintiff)
vs.) CIVIL ACTION NO. 2:21-CV-401-WSS
ANTHONY R. GRASECK,)
Defendant)

MARSHAL’S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Greene County Instrument No. 201200004437.

SAID SALE to be held at 10:00 a.m. prevailing standard time, on June 27, 2024 at the Greene County Courthouse, 3rd Floor Conference Room, 10 East High St., Waynesburg, PA.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 0517141 recorded in Greene County Recorder of Deeds Office, Pennsylvania, commonly known as: 122 Nemacolin Road, Carmichael, PA 15320.

IDENTIFIED as Tax/Parcel #: 0517141 in the Deed Registry Office of Greene County, Pennsylvania. HAVING erected a dwelling thereon known as 122 Nemacolin Road, Carmichael, PA 15320. BEING the same premises conveyed to Anthony R. Graseck by deed dated July 9, 2012, and recorded on July 11, 2012 in the office of the Recorder of Deeds in and for Greene County, Pennsylvania at Instrument No. 201200004436. Seized and taken in execution as the property of Anthony R. Graseck at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:21-cv-401-WSS.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal’s Office C/o Danielle Pindel, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in

accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal’s costs, fees and commissions are to be borne by seller. Stephen Eberle United States Marshal. For additional information, please contact Sandy Davis at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.