

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 20, 2024



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Certificate of Organization.....	Page 5
Fictitious Name Notice	Page 6
First and Final Account	Page 6
Legal Notice	Page 7

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----6/20/24-----

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

MOTIONS

Criminal & Civil & O.C.:
June 24 and 26, 2024

CRIMINAL

Arraignments: June 24, 2024
ARDs: July 11, 2024
ARD Revocations: July 8, 2024
Parole Violations: June 24, 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
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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: June 20, 2024

CIVIL

Domestic Relations Contempts: June 25, 2024
Domestic Relations Appeals: June 25, 2024

JUVENILE

Plea Day: June 20, 2024

The Greene Reports

-----6/20/24-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

Claire Milsovic Revocable Living Trust, et ux., to Consol Pennsylvania Coal Company, LLC, 77 Acres, \$330,000.00 (6-12-24)

CENTER TOWNSHIP

Bridget Vinal to Equitrans LP, R/W, 126.6 Acres, \$86.00 (6-17-24)
Craig L. Pete to Equitrans LP, R/W, 126.6 Acres, \$86.00 (6-17-24)
Allan Knights to Equitrans LP, R/W, 126.6 Acres, \$172.00 (6-17-24)
James E. Tharp to Equitrans LP, R/W, 126.6 Acres, \$274.80 (6-17-24)
Rebecca Lynne Crooker to Equitrans LP, R/W, 126.6 Acres, \$343.60 (6-17-24)
Melissa Anne Crooker to Equitrans LP, R/W, 126.6 Acres, \$3,373.40 (6-17-24)

CUMBERLAND TOWNSHIP

Robert J. Delansky to Mary Jane Teagarden, et ux., Lot 68, Cumberland Village, \$32,000.00 (6-13-24)
Kit Douglas Watson, et al., to First Choice Home Buyers LLC, Lot 71, Cumberland Village Plan, \$35,000.00 (6-14-24)
Diana L. Huggins Estate, et ux., to Timothy Courtney, et ux., Lot 261, Crucible, \$25,000.00 (6-17-24)

DUNKARD TOWNSHIP

Julia Burless to Meaghan P. Malloy, Lot 211, Bobtown Plan, \$50,000.00 (6-12-24)

FRANKLIN TOWNSHIP

Kevin L. Mannon by Sheriff a/k/a Kevin Mannon by Sheriff, et ux., to Heather L. Gilbert, et ux., Sheriff Deed, Lot 10, Porter Farm Lots, \$139,010.40 (6-12-24)
The Western Pennsylvania Annual Conference United Methodist Church, et al., to James Bosworth, .992 Acre, \$79,128.60 (6-17-24)
Juan Pablo Del Angel Reyes to Alejandro Solis, Tract, \$17,000.00 (6-18-24)

JEFFERSON TOWNSHIP

Stephanie Burich, et ux., to Joseph M. Derby, .5627 Acre, \$277,500.00 (6-14-24)

MORRIS TOWNSHIP

Harden Farms LLC to EQM Gathering OPCO, LLC, R/W, \$13,692.00 (6-13-24)
Marie Siedlecki to Three Rivers Royalty III LLC, et ux., 154.822 Acres, O&G, \$1,881.38 (6-18-24)

PERRY TOWNSHIP

John S. Perroots to Blue Sphinx Management LTD, 1 Acre, \$130,000.00 (6-13-24)

RICHHILL TOWNSHIP

Alpine Energy Investments LLC to Cavallo Minerals LLC, et ux., 2 Tracts, O&G, \$60,576.00 (6-12-24)

WAYNE TOWNSHIP

William S. Hamilton to Three Rivers Royalty III LLC, 54.644 Acres, O&G, \$6,000.00 (6-12-24)
Shelley R. Sapp to Three Rivers Royalty III LLC, 54.644 Acres, O&G, \$6,000.00 (6-12-24)

WAYNESBURG BOROUGH

Donald Brookman, et al., to Chase A. Blake, et ux., Lot, \$126,250.00 (6-13-24)
Adrienne Lanoue, et ux., to Adrienne Lanoue, .113 Acre, Tract, Ward No 3, \$1,500.00 (6-13-24)

The Greene Reports

4-----6/20/24-----

Karisa Asbury to Nathaniel Price, et ux., Lot, Ward II, \$185,500.00 (6-14-24)
Michael Stewart, et ux., to Karisa B. Asbury, 2 Lots, \$250,000.00 (6-14-24)

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

BATES, WILLIAM R. JR.

Late of Morgan Township, Greene County, Pennsylvania
Executor: Robert A. Bates, 166 Center Loop Road, Jefferson, PA 15344
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

DAVIS, KENNETH H.

Late of Morgan Township, Greene County, Pennsylvania
Executor: Terry L. Pyles, 408 Patterson Run Road, Waynesburg, PA 15370
Attorney: Jacob S. Polochak, Esquire, 81 Dutilh Road, Suite 200, Cranberry Twp., PA 16066

LONG, FRANCES ALENE A/K/A ALENE LONG A/K/A FRANCES A. LONG

Late of Perry Township, Greene County, Pennsylvania
Executor: Richard C. Long, 417 Mt. Morris Road, Mt. Morris, PA 15349
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SHAFFER, MARY ANN

Late of Jefferson, Greene County, Pennsylvania
Executrix: Sherri L. Rutherford Warren, 110 Backline Road, Jefferson, PA 15344
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND 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

The Greene Reports

-----6/20/24-----5

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

THIRD 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

CERTIFICATE OF ORGANIZATION

NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on May 30, 2024, for a Limited Liability Company, organized under the Limited Liability Company Law of 1994, as from time to time amended.

The Greene Reports

6-----6/20/24-----

The name of the Company is Bucktown Burgers, LLC, having an address of 571 Grinnage Run Road, Waynesburg, Pennsylvania, 15370.

James E. Higinbotham, Jr., Esquire
HIGINBOTHAM LAW OFFICES
68 South Beeson Boulevard
Uniontown, PA 15401
Telephone: 724-437-2800

FICTITIOUS NAME NOTICE

Notice is hereby given of the filing of an application for Registration of Fictitious Names as follows:

The Fictitious Name is: Enchanted Moon Acres, LLC

The address of the principal office or the principal place of business to be carried on is: 74 W. High Street, Waynesburg, PA 15370

The name and address of the person who is party to the registration is: Erin Pierson, 74 W. High Street, Waynesburg, PA 15370

An application for a fictitious name was filed on May 30, 2024 in the Department of State, under the Fictitious Names Act, 54 Pa.C.S.A. 302 et seq., Act of December 16, 1982, No. 295, P.L. 1039.

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

The Greene Reports

-----6/20/24-----7

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,

The Greene Reports

8-----6/20/24-----

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.