

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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July 21, 2022



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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.:
July 25 and July 27, 2022

CRIMINAL

Arraignments: July 25, 2022
ARDs: August 8, 2022
ARD Revocations: August 8, 2022
Parole Violations: July 25, 2022
Plea Court: August 9-11, 2022
License Suspension Appeals: August 23, 2022
Argument Court: TBD

ORPHANS

Accounts Nisi: August 1, 2022
Accounts Absolute: August 11, 2022

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 24-28, 2022

Convenes in Pgh.: August 2-3, 2022

Convenes in Pgh.: October 11-14, 2022

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christopher M. Simms, President

Timothy M. Ross, Vice-President

Allen J. Koslovsky, Secretary

Blake Birchmeier, Treasurer

Jessica L. Phillips, Ex-Officio

ARGUMENTS

Argument Court: September 21, 2022

CIVIL

Domestic Relations Contempts: July 25, 2022
Domestic Relations Appeals: July 25, 2022

JUVENILE

Plea Day: August 18, 2022

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Sandra Riley to The Mineral Company, et ux., 170 Acres, O&G, \$418,428.48 (7-14-22)
Mary A. Eves, et ux., to The Mineral Company, et ux., 66.528 Acres, O&G, \$173,250.00 (7-14-22)

CUMBERLAND TOWNSHIP

Dorothy Kelley Estate, et ux., to Arley Anderson, et ux., Lots 81-82, Colonial Heights Plan, \$54,000.00 (7-13-22)

FRANKLIN TOWNSHIP

George Donald Lagos to Violetta Kadar, 1.1247 Acres, \$110,000.00 (7-13-22)
Greene County Water Treatment LLC to CCCB Real Estate LLC, 4.261 Acres, \$550,000.00 (7-15-22)

FREEPORT AND SPRINGHILL TOWNSHIPS

Wendy R. Hidalgo to The Mineral Company, et ux., 63.35625 Acres, O&G, \$6,929.59 (7-14-22)
John K. Roberts, et ux., to The Mineral Company, et ux., 63.35625 Acres, O&G, \$6,929.59 (7-14-22)
William R. Roberts, et ux., to The Mineral Company, et ux., 63.35625 Acres, O&G, \$6,717.15 (7-14-22)

GILMORE TOWNSHIP

Dorene Kay Reynolds to EQT Production Company, 7.2 Acres, O&G, \$2,000.00 (7-19-22)

GREENE TOWNSHIP

Maria S. Halow to Joshua Czemerda, et ux., 10.993 Acres, \$105,000.00 (7-15-22)

JACKSON TOWNSHIP

Carolyn M. McBride, et ux., to EQT Production Company, 85.64 Acres, O&G, \$1,052.55 (7-15-22)
Pater A. Bance to EQT Production Company, 8 Tracts, O&G, \$433.86 (7-15-22)
Teresa Margaret Lowers, et ux., to EQT Production Company, 85.64 Acres, O&G, \$1,578.82 (7-15-22)

Wexford Westhawk LLC, et ux., to Rhonda Kraus, 5.12 Acres, \$25,000.00 (7-18-22)

JEFFERSON TOWNSHIP

Margaret Haring Halsey to Jacks Excavating Inc, et ux., 2 Tracts, \$149,000.00 (7-14-22)
Robert Bruce Dehaas Jr., et ux., to Stephen P. Jarvis, II, et ux., Lot, Braden Farm Plan, \$116,200.00 (7-14-22)

Trent Henthorn, et ux., to Linsey Henthorn, et ux., .4695 Acre, \$60,832.80 (7-18-22)

MORGAN TOWNSHIP

Jason Boyd, et ux., to Beam Energy LP, 1.79 Acres, O&G, \$3,000.00 (7-14-22)

MORRIS TOWNSHIP

Bernadette M. Oritz to EQT Production Company, 110.19 Acres, O&G, \$2,031.07 (7-15-22)
Dorothy A. Foster to EQT Production Company, 6.743 Acres, O&G, \$449.57 (7-15-22)
Francis J. Pierson, et ux., to EQT Production Company, 110.19 Acres, O&G, \$2,031.07 (7-15-22)
Robert Paul Wilkinson, et ux., to EQT Production Company, 5 Tracts, O&G, \$832.94 (7-19-22)
Nancy A. Kerr to EQT Production Company, 5 Tracts, O&G, \$449.57 (7-19-22)

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John R. Delage, et ux., to EQT Production Company, 104.722 Acres, O&G, ¼ Interest,
\$1,570.85 (7-19-22)

PERRY TOWNSHIP

Mark Allan Prady, et ux., to The Mineral Company, et ux., 193.9440 Acres, O&G, \$39,650.80
(7-14-22)

RICES LANDING BOROUGH

Bradley K. Kline, et ux., to Tony A. Gump, et ux., Lots 306-308, Bayard Plan, \$164,700.00 (7-19-22)

RICHHILL TOWNSHIP

Deborah S. Higgins, et ux., to The Mineral Company, et ux., 46 Acres, O&G, \$3,194.44 (7-15-22)

Kathleen K. Putorti to EQT Production Company, 7 Tracts, O&G, \$459.75 (7-15-22)

Nancy L. Richmond to EQT Production Company, 7 Tracts, O&G, \$459.75 (7-15-22)

Rebecca S. Thompson to EQT Production Company, 7 Tracts, O&G, \$306.50 (7-15-22)

Bruce A. Kimble, et ux., to EQT Production Company, 7 Tracts, O&G, \$459.75 (7-15-22)

Karen D. Wilson, et ux., to The Mineral Company, et ux., 46 Acres, O&G, \$3,194.44 (7-15-22)

Anne P. Gardner, et ux., to The Mineral Company, et ux., 46 Acres, O&G, \$6,388.89 (7-15-22)

SPRINGHILL TOWNSHIP

Danny W. Salmons to The Mineral Company, et ux., 129.54 Acres, O&G, \$9,559.34 (7-14-22)

Erika Jean Fishel to The Mineral Company, et ux., 202.03875 Acres, O&G, \$13,621.16 (7-14-22)

Laura E. Rais to The Mineral Company, et ux., 85.04 Acres, O&G, \$6,732.34 (7-14-22)

Raymond Ahrens, Jr., to The Mineral Company, et ux., 100 Acres, O&G, \$4,081.63 (7-14-22)

Lorraine H. Nester to Sandhill Royalty LP, Realty Transfer Tax For Instrument

#202200003470, \$1,000.00 (7-14-22)

Gary P. Nester to Sandhill Royalty LP, Realty Transfer Tax For Instrument #202200003471,
\$1,000.00 (7-14-22)

Dennis M. Nester to Sandhill Royalty LP, Realty Transfer Tax For Instrument #202200003472,
\$1,000.00 (7-14-22)

Timothy Moose to Sandhill Royalty LP, Realty Transfer Tax For Instrument #202200003473,
\$3,000.00 (7-14-22)

Suzanne E. Nester to Sandhill Royalty LP, Realty Transfer Tax For Instrument

#202200003474, \$1,000.00 (7-14-22)

Peggy E. Nicholson to Three Rivers Royalty III LLC, 2 Tracts, O&G, \$56,062.48 (7-15-22)

Tiffany Elizabeth Coleman, et ux., to Foss Mineral LLC, 4 Tracts, O&G, \$2,300.00 (7-18-22)

Heather Nicole Davis to Foss Minerals LLC, 4 Tracts, O&G, \$2,300.00 (7-18-22)

Marlina Beth Davis to Foss Minerals LLC, 4 Tracts, O&G, \$2,300.00 (7-18-22)

SPRINGHILL AND FREEPORT TOWNSHIPS

Kathleen E. Deily to Phive Starr Properties LP, 7 Tracts, O&G, \$124,950.00 (7-13-22)

WAYNE TOWNSHIP

Tammy A. Buchannan to VES Land LLC, 53.625 Acres, O&G, \$8,300.00 (7-14-22)

Stephen Koratich, et ux., to Heather L. Gilbert, et ux., 11.14 Acres, \$285,000.00 (7-18-22)

WAYNESBURG BOROUGH

Robert Bruce Laws Estate A/K/A Bob Laws Estate, et ux., to Country Greens LLC, Lot,
\$64,000.00 (7-13-22)

Mona Marie Counts Asset Protection Trust, et al., to Thea Miranda, 2 Lots, \$85,000.00 (7-15-22)

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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

BEABOUT, DENNIS WAYNE

Late of Center Township, Greene County, Pennsylvania

Executrix: Debra Lynn Thomas, 1085 Toll Gate Road, West Alexander, PA 15376

Attorney: None

EVANS, HAROLD VICTOR A/K/A HAROLD V. EVANS

Late of Jefferson Township, Greene County, Pennsylvania

Executor: Robert A. Berdine, 186 Ferncliff Road, Rices Landing, PA 15357

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HAMILTON, RICHARD EARL A/K/A RICHARD E. HAMILTON

Late of Center Township, Greene County, Pennsylvania

Executrix: Robin Sue Hamilton, 1339 Hargus Creek Road, Waynesburg, PA 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SMITLEY, PATTY LEA

Late of Morgan Township, Greene County, Pennsylvania

Executrix: Lonnetta Pitcock, 232 Happy Valley Road, Waynesburg, PA 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

GREENWOOD, HARRY ALBERT

Late of Monongahela Township, Greene County, Pennsylvania

Administratrix: Nancy Ann Greenwood, C/O David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

Attorney: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

KEYS, THOMAS RAY A/K/A THOMAS R. KEYS

Late of Jefferson Township, Greene County, Pennsylvania

Administratrix: Carol L. Keys, 122 Crayne School Road, Jefferson, PA 15344

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

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SHUCKHART, BETTY A/K/A BETTY JEAN SHUCKHART A/K/A BETTY J SHUCKHART
Late of Cumberland Township, Greene County, Pennsylvania
Executor: Clyde Raymond Shuckhart, 130 Paisley Church Road, Carmichaels, PA 15320
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

BARBOR, WILLIAM SELDON
Late of Franklin Township, Greene County, Pennsylvania
Executor: Margaret S. Cipicic, 155 Pine Street, Jefferson, PA 15344
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

CLARK, RICHARD
Late of Greene Township, Greene County, Pennsylvania
Administrator: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

GROVES, WILLIAM CRAIG
Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Paula A. Groves, 505 Groves Road, Carmichaels, PA 15320
Attorney: Lois M. Vitti, Esquire, 663 Fifth Street, Oakmont, PA 15139

HOYLE, TERRY, II
Late of Jefferson Township, Greene County, Pennsylvania
Administrator: Terry Hoyle, 698 Sugar Run Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

KURILKO, RUDOLPH J. A/K/A RUDOLPH JOSEPH KURILKO, JR.
Late of Dunkard Township, Greene County, Pennsylvania
Administratrix: Kristine M. Difante, 394 S. Moreland Street, Bobtown, PA 15315
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Dr., Suite 101, PO Box 898, Waynesburg, PA 15370

SHEPHERD, RODNEY CARLOS
Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Rylee Exner, PO Box 222, Crucible, PA 15325
Attorney: Brandon K. Meyer, 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 SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON August 1, 2022 FOR NISI CONFIRMATION AND ON August 11, 2022 FOR FINAL CONFIRMATION.

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The First & Final Account of Tiffany Dewitt, Administratrix of Estate Daniel E Dewitt late of Greensboro, Greene County, Pennsylvania

Attorney: Christopher Michael Simms, Esquire
54 South Washington Street
Waynesburg, PA 15370

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-38-2018 AD-934-2015**

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 05, 2022
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 piece of ground in the Township of Monongahela, County of Greene, Pennsylvania, 75.01 x 19.19 x 320.00 x 70.00 x 289.39 x 19.20 and having thereon erected a dwelling known as 915 MAPLETOWN ROAD, GREENSBORO, PA 15338.
Greene County Deed Book 449, Page 924.
Tax Parcel # 16-17-110.

TO BE SOLD AS THE PROPERTY OF WARREN C. CHRISTOPHER AND ALICE C. PECJAK ON JUDGMENT NO. AD-935-2015.

PROPERTY ADDRESS: 915 Mapletown Road, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 16-17-110

Seized and taken into execution to be sold as the property of WARREN CHRISTOPHER, ALICE C PECJAK, OCCUPANT in suit of U.S. BANK NATIONAL ASSOC., AS TRUSTEE FOR THE PENNSYLVANIA HOUSING.

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

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-17-2022 AD-263-2022

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, AUGUST 19, 2022

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 THE RIGHT, TITLE, INTEREST AND CLAIM OF MICHAEL VINSICK AND REBECCA VINSICK OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:
ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN CUMBERLAND TOWNSHIP, GREENE COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 228 NEMACOLIN ROAD, CARMICHAELS, PA 15320. DBV 304, PAGE 1175. PARCELS #05-16-744, 05-16-742 AND 05-16-743.

PROPERTY ADDRESS: 228 Nemacolin Rd, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-16-742 05-16-743 05-16-744

Seized and taken into execution to be sold as the property of MICHAEL DAVID VINSICK, REBECCA VINSICK, OCCUPANT in suit of DOLLAR BANK, FEDERAL SAVINGS BANK.

Attorney for the Plaintiff:
Grenen & Birsic
Pittsburgh, PA 412-281-7650

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania