

The Greene Reports

Official Legal Publication for Greene County, Pennsylvania
Owned and operated by Greene County Bar Association
Greene County Courthouse, Waynesburg, PA 15370

Vol. XXXVIII, No. 45

June 1, 2023



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 3
Legal Notice	Page 5
Sheriff's Sales	Page 6

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----6/1/23-----

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

MOTIONS

Criminal & Civil & O.C.:
June 5 and 7, 2023

CRIMINAL

Arraignments: June 5, 2023
ARDs: June 12, 2023
ARD Revocations: June 12, 2023
Parole Violations: June 5, 2023
Plea Court: June 13 - 15, 2023
License Suspension Appeals: June 20, 2023
Argument Court: June 21, 2023

ORPHANS

Accounts Nisi: June 5, 2023
Accounts Absolute: June 15, 2023

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: June 6, 2023
Convenes in Pgh.: June 26-30, 2023
Convenes in Pgh.: October 10-13, 2023

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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
Lukas B. Gatten, Treasurer
Jessica L. Phillips, Ex-Officio

The Greene Reports

-----6/1/23-----3

DEED TRANSFERS

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

CENTER TOWNSHIP

Iron Pennsylvania Land LLC to Raymond L. Stewart, Tracts, \$258,901.80 (5-25-23)

CUMBERLAND TOWNSHIP

Elliot J. Clark to Michael S. Rose, Lots, John Baily Plan, \$163,500.00 (5-25-23)

DUNKARD TOWNSHIP

Nexus BSP LLC to Entertainment Royalty Organization LLC, 104.14 Acres, Minerals, \$86,653.13 (5-25-23)

FRANKLIN TOWNSHIP

Allen J. Berryman, et ux., to Michael D. Stackhouse, et ux., Lot 12, Rohanna Iron & Metal Inc Subdivision, \$515,000.00 (5-30-23)

JACKSON AND FRANKLIN TOWNSHIPS

US Energy Development Corporation to Jose L. Garza, Jr., et al., Tracts, O&G, \$111.39 (5-30-23)

US Energy Development Corporation to Steve Taylor Real Estate Investments-Or LLC, et al., Tracts, O&G, \$1,090.92 (5-30-23)

US Energy Development Corporation to 830 Club Drive LLC, et al., Tracts, O&G, \$450.25 (5-30-23)

MORRIS TOWNSHIP

John William Cowell to Divot Acquisitions LLC, et ux., Tracts, O&G, \$103,197.00 (5-24-23)

WAYNE AND GILMORE TOWNSHIPS

James Aldon Wiley, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$9,000.00 (5-30-23)

Theodore Jamse Wilson, III, to Foss Minerals LLC, 90 Acres, O&G, \$1,000.00 (5-30-23)

Ann Bottrel to Foss Minerals LLC, 90 Acres, O&G, \$1,000.00 (5-30-23)

Betty L. Wiley to Foss Minerals LLC, 90 Acres, O&G, \$3,375.00 (5-30-23)

Candace Beverly Wilson to Foss Minerals LLC, 90 Acres, O&G, \$1,000.00 (5-30-23)

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

ADAMSON, GARALDINE R.

Late of Morgan Township, Greene County, Pennsylvania

Executor: Donald L. Adamson, 200 Ferncliff Road, Rices Landing, PA 15357

Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Steet, Waynesburg, PA 15370

The Greene Reports

4-----6/1/23-----

BLAIR, WILLIAM JOSEPH

Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Margaret Blair Butler, 865 E. Roy Furman Hwy, Waynesburg, PA 15370
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

KLANER, NELSON OTTO A/K/A NELSON O. KLANER

Late of Waynesburg, Greene County, Pennsylvania
Executor: Tad Stanley Klaner, 923 N. Richhill Street, Waynesburg, PA 15370
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

LAWS, DONALD ALVIN

Late of Morgan Township, Greene County, Pennsylvania
Administratrix: Corbie Kuntz, PO Box 133, Marianna, PA 15345
Attorney: None

SECOND PUBLICATION

BOSLE, INGEBJORG

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Brian K. Bosle, 118 Route 21 MHP, Carmichaels, PA 15320
Attorney: Alan I. Farber, Esquire, 5301 Grove Road, Suite M-106 Caste Village, Pittsburgh, PA 15236

CHURCH, VICTOR R.

Late of Spraggs, Greene County, Pennsylvania
Executor: Danny Ross Church, 131 Short Hill Road, Wana, WV 26590
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

GRESKO, JOSEPHINE

Late of Carmichaels, Greene County, Pennsylvania
Executor: Bernard P. Gresko, 215 Pine Street, Jefferson, PA 15344
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HUGHES, MICHAEL D.

Late of Center Township, Greene County, Pennsylvania
Executor: Brian L. Hughes, 720 Stonehill Road, Rogersville, PA 15359
Attorney: David B. Bassi, Esquire, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

MOONEY, VIRGINIA P.

Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Carol M. Adamson, 1179 Oak Forest Road, Brave, PA 15316
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

The Greene Reports

-----6/1/23-----5

SULKA, GOLDIE FRANCES

Late of Perry Township, Greene County, Pennsylvania
Executor: John G. Sulka, Jr., 157 Johnson Road, Wadsworth, OH 44281
Attorney: None

THIRD PUBLICATION

MILLER, BRYAN CHARLES A/K/A Bryan C. Miller

Late of Waynesburg, Greene County, Pennsylvania
Co-Administrator: Drew Bryan Miller, 135 Rinehart Lane, Waynesburg, PA 15370
Co-Administrator: Clara Paige Miller, 135 Rinehart Lane, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: Estate of Cynthia S. Coleman

No. 49 O.C. 2023

CITATION TO OBTAIN PERSONAL JURISDICTION UPON ELIZABETH COLEMAN AND NOTICE OF HEARING

Petitioner, Michele Lee Cook, has filed a Petition to Show Cause Why Letters of Administration Shall Not Be Granted to Michele Lee Cook. Cynthia S. Coleman, late mother to the said Michele Lee Cook and Elizabeth Coleman, is deceased as of August 25, 2022, and Petitioner seeks permission to file a Petition for Grant of Letters of Administration in order to be authorized as the Administratrix of the Estate of Cynthia S. Coleman to duly administer and distribute the estate's assets pursuant to the laws of intestate succession in the Commonwealth of Pennsylvania.

You are hereby notified that a hearing on Petitioner's said Petition is scheduled to take place on the 28th day of June, 2023, at 10:00 o'clock a.m. in Courtroom 1 of the Court of Common Pleas of Greene County, Pennsylvania, 10 East High Street, Waynesburg, PA 15370.

You are further hereby notified that if you have any objection to Michele Lee Cook serving as Administratrix of the said Estate of Cynthia S. Coleman as requested in the aforesaid Petition, of which the above is a brief summary, you are to file a responsive pleading pursuant to Pa. O.C. Rule 3.6 within twenty (20) days from the date which this notice appears in the legal publication and/or newspaper in which it is published.

If you wish to respond, you must enter a written appearance personally or by attorney and file any said responsive pleading in writing with the Court. You are warned that if you fail to do so, the case may proceed without you and a decree may be entered without further notice for the relief requested by the Petitioner.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF
YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR**

The Greene Reports

6-----6/1/23-----

TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator Southwestern Pennsylvania Legal Aid Society
Law Library 93 East High Street
Greene County Courthouse Waynesburg, PA 15370
Waynesburg, PA 15370 (412) 627-3127
(412) 852-5237

John Headley, Esquire
Attorney for Petitioner
Meyer Law Office P.C.
76 North Richhill Street
Waynesburg PA 15370

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-6-2023 AD-36-2023**

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, JUNE 23, 2023
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 those two tracts of land in the Borough of Greensboro, Greene County, Pennsylvania:
TRACT ONE: BEING 74.25 X 74.25, AND HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 328 SECOND STREET, GREENSBORO, PA 15338
TAX PARCEL#: 12-01-205
DEED BOOK 0360, PAGE 0713
TRACT TWO: BEING 74.25 X 30 AND BEING A VACANT PARCEL OF LAND LOCATED ADJACENT TO THE ABOVE PROPERTY AT 328 SECOND STREET, GREENSBORO, PA 15338
TAX PARCEL#: 12-01-216
DEED BOOK 0360, PAGE 0713

PROPERTY ADDRESS: 328 Second Street, Greensboro, PA 15338

The Greene Reports

-----6/1/23-----7

UPI/TAX PARCEL NUMBER: 12-01-205 12-01-216

Seized and taken into execution to be sold as the property of VACANT LOT ADJOINING, ALVIN A LORING in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

Attorney for the Plaintiff:
Purcell, Krug & Haller
Harrisburg, PA 717-234-4178

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-14-2023 AD-884-2022**

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, JUNE 23, 2023
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 PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MORGAN, GREENE COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO. 17-10-423
ALSO KNOWN AS 424 4TH STREET, MATHER, PA 15346
BEING THE SAME PREMISES WHICH KEITH A. SIMMONS, WIDOWER, INDIVIDUALLY AND AS SURVICING SPOUSE OF JULIA A. SIMMONS, BY DEED DATED DECEMBER 17, 2019 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON SEPTEMBER 3, 2020 IN DEED BOOK 539, PAGE 453, GRANTED AND CONVEYED UNTO JAMES ALVIN TEAGARDEN, AN UNMARRIED MAN.

PROPERTY ADDRESS: 424 4th Street, Mather, PA 15346

UPI/TAX PARCEL NUMBER: 17/10/423

Seized and taken into execution to be sold as the property of KEITH A. SIMMONS, JAMES ALVIN TEAGARDEN in suit of PNC BANK.

Attorney for the Plaintiff:
Manley Deas Kochalski LLC
Columbus, OH 614-220-5611

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