

# 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. 39**

**April 20, 2023**

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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.:  
April 24 and 26, 2023

## CRIMINAL

Arraignments: April 24, 2023  
ARDs: May 8, 2023  
ARD Revocations: May 8, 2023  
Parole Violations: April 24, 2023  
Plea Court: May 9-11, 2023  
License Suspension Appeals: April 18, 2023  
Argument Court: April 19, 2023

## ORPHANS

Accounts Nisi: May 8, 2023  
Accounts Absolute: May 18, 2023

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: April 17-21, 2023  
Convenes in Pgh.: May 8-12, 2023  
Convenes in Pgh.: May 8-12, 2023

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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## 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

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## ARGUMENTS

Argument Court: April 24, 2022

## CIVIL

Domestic Relations Contempts: April 24, 2023  
Domestic Relations Appeals: April 24, 2023

## JUVENILE

Plea Day: May 18, 2023

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## DEED TRANSFERS

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

### CARMICHAELS BOROUGH

William A. Lemley to Joseph Michael Strauss, Lot 31, Myers Plan, \$101,000.00 (4-17-23)

### CUMBERLAND TOWNSHIP

Bryan McCannon, et ux., to Douglas Franciosa, Tract, \$18,000.00 (4-14-23)  
Redevelopment Authority of Greene County, et ux., to John Allen Wells, Jr., et ux., 1 Acre, \$31,000.00 (4-17-23)

### DUNKARD TOWNSHIP

John D. Jenkins, et al., to Suzanne M. Carey, et ux., 2 Tracts, \$25,000.00 (4-18-23)

### FRANKLIN TOWNSHIP

Arthur Ray Cain, Sr., to Community Minerals LLC, Lot, O&G, \$4,000.00 (4-17-23)

### GILMORE TOWNSHIP

Horizon Resources III LLC to HR4 Minerals LLC, 87.174 Acres, O&G, \$40,000.00 (4-13-23)  
Steven M. Macyda to Equitrans Water Services (PA) LLC, R/W, 50 Acres, \$33,060.00 (4-14-23)

Steven M. Macyda to EQM Gathering OPCO LLC, R/W, Tracts, \$551,640.00 (4-14-23)  
Steven M. Macyda, et ux., to EQM Gathering OPCO LLC, R/W, 83.05 Acres, \$84,000.00 (4-14-23)

Mary ann Macyda to EQM Gathering OPCO LLC, R/W, 91.44 Acres, \$291,000.00 (4-14-23)  
Steven M. Macyda, et ux., to Equitrans Water Services (PA) LLC, R/W, 83.05 Acres, \$42,800.00 (4-14-23)

### JEFFERSON BOROUGH

Lonny R. Walters, et al., to Leonard Stickovich, Lot, \$35,000.00 (4-13-23)

### MORGAN TOWNSHIP

Randy L. Teagarden, et ux., to Rebecca Koscheck, et ux., Lot, Bell Heights Plan, \$20,000.00 (4-17-23)

### MORRIS TOWNSHIP

MMA Mineral Group LLC to DUC Hunter LLC, 20 Acres, O&G, \$20,000.00 (4-18-23)  
Susan Marie Hostetler to The Mineral Company, et ux., 94.925 Acres, O&G, \$17,798.44 (4-18-23)

Richard A. Lewis, et ux., to The Mineral Company, et ux., 94.925 Acres, O&G, \$41,292.37 (4-18-23)

### MORRIS & WASHINGTON TOWNSHIPS

Marie L. Ewan to The Mineral Company, et ux., Tracts, O&G, \$56,893.38 (4-18-23)

### PERRY TOWNSHIP

Horizon Resources III LLC to HR4 Minerals LLC, 86.520 Acres, O&G, \$293,000.01 (4-13-23)  
Barbara H. Benner Mulik to DUC Hunter LLC, 2 Tracts, O&G, \$525.00 (4-18-23)

### SPRINGHLL TOWNSHIP

Clark H. Hennen, et ux., to EQT Production Company, 100 Acres, O&G, \$2,295.92 (4-18-23)

### WAYNESBURG BOROUGH

Daryl L. Throckmorton, et ux., to Shane M. Ayers, et ux., Tract, \$155,000.00 (4-12-23)  
Rich Investments Group LLC to William Clayton Payne, et ux., Lot, \$128,000.00 (4-18-23)

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ESTATE NOTICES

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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

KELLEY, NORMA L.

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Harold O. Kelley, 180 Harts Road, Carmichaels, PA 15320
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

MT. JOY, IRVIN LEE

Late of Cumberland Township, Greene County, Pennsylvania
Administrator C.T.A.: Mary Jo Corcoran, 304 Liberty Street, Carmichaels, PA 15320
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

COGAR, MARILYN J.

Late of Waynesburg Borough, Greene County, Pennsylvania
Co-Executor: Kathryn Lelia Shields, 1293 N. Porter Street, Waynesburg, PA 15370
Co-Executor: Steven Dary Cogar, 161 Loves Hill Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

KUNZE, JOAN

Late of Franklin Township, Greene County, Pennsylvania
Administrator: John C. Kunze, 14714 Remington Place, Fort Wayne, IN 46814
Attorney: Shannon L. Crew, Esquire, Three Gateway Center, 401 Liberty Avenue, 22nd Floor, Pittsburgh, PA 15222-1005

OLINGER, THOMAS CHARLES A/K/A THOMAS C. OLINGER

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Elizabeth Furbee, 209 Third Street, Bentleyville, PA 15314
Attorney: David S. Posner, Esquire, 62 E. Wheeling Street, Suite 101, Washington, PA 15301

VRABEL, EUGENE M.

Late of Jefferson Township, Greene County, Pennsylvania
Administratrix: Flora Vrabel, 101 Acklin Row, Jefferson, PA 15344
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

GIDEON, DEBRA MARIE A/K/A DEBRA M. GIDEON

Late of Carmichaels, Greene County, Pennsylvania
Executrix: Christine Renee Stephenson, N3955 Wildcat Road, Poynette, WI 53966
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HARPER, NORMA J. A/KA NORMA JANE HARPER

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Jaqueline J. Harper, 815 Sherman Avenue, Waynesburg, PA 15370
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Drive, Suite 101, PO Box 898, Waynesburg, PA 15370

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SHERIFF'S SALE

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By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-7-2023

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, MAY 12, 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 lot ofland situate in WAYNESBURG BOROUGH, County of Greene and Commonwealth of Pennsylvania.
Improvements consist of a residential dwelling.
BEING PREMISES: 341 Park Avenue, Waynesburg, PA 15370
SOLD as the property of MICHAEL J. PHILLIPS and AMANDA M. PHILLIPS
TAX PARCEL #26-0003 73
ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 341 Park Ave., Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 26/03/165//

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Seized and taken into execution to be sold as the property of MICHAEL J PHILLIPS,  
AMANDA M PHILLIPS in suit of LAKEVIEW LOAN SERVING, LLC.

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**Attorney for the Plaintiff:**  
KML Law Group, P.C.  
Philadelphia, PA 215-627-1322

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