

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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Serving the Legal Community of Greene County
Since October 1982

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

MOTIONS

Criminal & Civil & O.C.:
September 3 and 4, 2024

CRIMINAL

Arraignments: September 3, 2024
ARDs: September 9, 2024
ARD Revocations: September 9, 2024
Parole Violations: September 3, 2024
Plea Court: September 10-11, 2024
License Suspension October 15, 2024

ORPHANS

Accounts Nisi: September 2, 2024
Accounts Absolute: September 12, 2024

SUPREME COURT SUPERIOR COURT COMMONWEALTH COURT

Convenes in Pgh.: October 7-10, 2024
Convenes in Pgh.: November 19-20, 2024
Convenes in Pgh.: October 7-11, 2024

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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.

CENTER TOWNSHIP

Barbara J. Humphreys, et ux., to EQT Production Company, 207.8026 Acres, O&G, \$13,046.31 (8-22-24)

CUMBERLAND TOWNSHIP

Samuel Smith to Eric Kaczmarczyk, .460 Acre, \$26,000.00 (8-23-24)
Todd Ely to Gabriel S. Martin, et ux., Lot 66, John Baily Plan, \$196,750.00 (8-26-24)
Carley R. Mastele, et ux., to William A. Mundell, et ux., .337 Acre, \$150,001.00 (8-27-24)

DUNKARD TOWNSHIP

Cody Dalton to Anthony E. Bauza, et ux., Lot 162, Bobtown, \$80,000.00 (8-22-24)
James Delansky, et al., to Roger P. Skeleton, 2 Tracts, \$3,500.00 (8-23-24)

FRANKLIN TOWNSHIP

Eric R. Kindervater, et ux., to Greene Arc Inc, .367 Acre, \$262,000.00 (8-22-24)
Kelley R. Garrett, et al., to James Ray Fisher, Jr., et ux., Lot, \$40,000.00 (8-23-24)

FRANKLIN AND WHITELEY TOWNSHIPS

Stuart Summersgill to EQT Production Company, 57.021 Acres, O&G, \$4,642.54 (8-22-24)

GILMORE TOWNSHIP

David B. Clifford to EQT Production Company, 135.231 Acres, O&G, \$18,513.77 (8-22-24)

JACKSON TOWNSHIP

Laurel Wyatt to EQT Production Company, 155.8941 Acres, O&G, \$890.82 (8-22-24)
Janet D. Robinson, et ux., to EQT Production Company, 50.06 Acres, O&G, \$8,510.20 (8-22-24)

MONONGAHELA TOWNSHIP

Todd Cunningham to Charles E. Hughes, et ux., Lot, \$75,000.00 (8-26-24)

MORGAN TOWNSHIP

Jeanine Burwell to Dean Anthony Jellots, .3455 Acre, Lots 17-18 Emerald Land Company, \$30,000.00 (8-27-24)

MORRIS TOWNSHIP

Anthony G. Pierson to EQT Production Company, 109.19 Acres, O&G, \$3,656.92 (8-22-24)

SPRINGHILL TOWNSHIP

Fay Bissett to Trace Dale App LLC, 93.325 Acres, O&G, \$9,782.11 (8-21-24)
Zachery Beatty, et ux., to Trace Dale App LLC, 93.325 Acres, O&G, \$2,096.17 (8-21-24)
Mary Amy Kessinger, et ux., to Trace Dale App LLC, 93.325 Acres, O&G, \$3,262.12 (8-21-24)

Kandi Darlene Davis, et ux., to Trace Dale App LLC, 93.325 Acres, O&G, \$3,262.12 (8-21-24)
Ralph M. Wilkins, III, et ux., to EQT Production Company, 87.95625 Acres, O&G, \$4,181.98 (8-22-24)

WAYNE TOWNSHIP

Thomas C. Johnston to EQT Production Company, 223.3675 Acres, O&G, \$6,379.25 (8-22-24)

WAYNESBURG BOROUGH

722 E High St LLC to SEF Land LLC, Lot, \$30,000.00 (8-23-24)

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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.

SECOND PUBLICATION

TRETINIK, ALAN WRIGHT

Late of Clarksville Borough, Greene County, Pennsylvania
Administratrix: Florence L. Taylor, 122 Robinson Avenue, Clarksville, PA 15322
Attorney: Edwin Newcomer, Esquire, 4 N. Beeson Avenue, Uniontown, PA 15401

WILSON, TERRY JORDAN A/K/A TERRY WILSON

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: George William Wilson, Post Office Box 245, Nemaocolin, PA 15351
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

STEWART, JOHN MARK A/K/A JOHN M. STEWART

Late of Waynesburg, Greene County, Pennsylvania
Executor: Jeff Stewart, 374 Whites Ridge Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

KACHERSKY, ASHLEY CHRISTINE A/K/A ASHLEY C. KACHERSKY

Late of Jefferson Township, Greene County, Pennsylvania
Administrator: Sebastian Kachersky, 663 Browns Ferry Road, Carmichaels, PA 15320
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

LEGAL NOTICE

**BOARD OF GREENE COUNTY COMMISSIONERS
COUNTY OF GREENE, STATE OF PENNSYLVANIA**

RESOLUTION NO. 20240716-F&A1

APPROVAL OF RESOLUTION OF INTENT

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WHEREAS, pursuant to 53 Pa.C.S. §5601-§5622 of the Municipality Authorities Act, the Commonwealth of Pennsylvania allows its municipalities to create authorities; and

WHEREAS, the Greene County Board of Commissioners (the “Board”) is considering the creation of a General Authority in order to enhance services and to develop and facilitate the development of County owned or controlled real property and to better serve the residents, businesses and prospective businesses seeking to locate in Greene County; and

WHEREAS, pursuant to 53 Pa.C.S. §5603(a), whenever the municipal authorities of any municipality singly or of two (2) or more municipalities jointly desire to organize an authority under this chapter, they shall adopt a resolution or ordinance signifying their intention to do so; and

WHEREAS, no such resolution or ordinance shall be adopted until after a public hearing has been held, the notice of which shall be given at least thirty (30) days before the hearing; and

WHEREAS, notice of such resolution or ordinance is to be published at least one (1) time in the legal periodical of the county or counties in which the authority is to be organized and at least one (1) time in a newspaper published and in general circulation in such county or counties; and

WHEREAS, the Board recognizes the necessity for the continuance of coordinated and cooperative planning with community partners and will continue to seek public input with respect to such developments.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF THE COUNTY OF GREENE, STATE OF PENNSYLVANIA:

THAT, the Board has the intention of filing the Articles of Incorporation necessary for the creation of a municipal authority known as the Greene County General Authority; and

THAT, a public hearing to consider the adoption of resolutions authorizing the creation of such municipal authority be scheduled for the 10th day of October, 2024 at 11:00 o’clock in the Greene County Office Building; and

THAT, pursuant to 53 Pa.C.S. § 5603(a) proper public notice be provided as required by law for the public hearing before the Board; and

THAT, officers and employees of Greene County are authorized and directed to take all actions necessary or appropriate to effectuate the provisions of this resolution; and

THAT, the Board determines and declares that this resolution is necessary for the welfare and benefit of the citizens of Greene County.

MOVED, READ AND ADOPTED by the Board of County Commissioners of the County of Greene, State of Pennsylvania, at its regular meeting held the 16th day of July, 2024.

BOARD OF COMMISSIONERS OF

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OF GREENE COUNTY, PENNSYLVANIA

Jared Edgreen, Chairman

Betsy McClure, Vice Chairman

Blair Zimmerman, Secretary

LEGAL NOTICE

Notice of Bankruptcy Sale

On July 29, 2024, the following parties filed voluntary petitions for bankruptcy relief: Guardian Elder Care at Clarion, LLC, Guardian Elder Care at Erie II, LLC, Guardian Elder Care at Hastings, LLC, Guardian Elder Care at Johnstown, LLC, Guardian Elder Care at Lewistown, LLC, Guardian Elder Care at Oil City, LLC, Guardian Elder Care at Shipperville, LLC, Guardian Elder Care at Titusville, LLC, Guardian Elder Care at Uniontown, LLC, Guardian Elder Care at Warren, LLC, Guardian Elder Care at Waynesburg, LLC, and Guardian Healthcare Home Office II, LLC (collectively, the “**Cuarzo Portfolio Debtors**”) in the United States Bankruptcy Court for the Western District of Pennsylvania (the “**Court**”), and are jointly administered under Case No. 24-70299 (JAD) (the “**Bankruptcy Case**”). The Cuarzo Portfolio Debtors, along with all other debtors jointly administered in the Bankruptcy Case, are collectively referred to as the “**Debtors**.”

The Debtors have filed a motion [Docket No. 201] (the “**Motion**”) to approve the transfer of operations and sale of substantially all assets of the following facilities (collectively, the “**Transferred Assets**”) to affiliates of Valley West Health LLC (the “**New Operators**”).

Facility Name: Clarion Healthcare and Rehabilitation Center. **Type of Facility:** (i) Skilled Nursing Facility with 83 licensed beds; and (ii) Personal Care Home with 40 licensed beds. **Location:** 999 Heidrick St., Clarion, PA 16214, Clarion County

Facility Name: Walnut Creek Healthcare and Rehabilitation Center. **Type of Facility:** Skilled Nursing Facility with 115 licensed beds. **Location:** 4850 Zuck Rd., Erie, PA 16506, Erie County

Facility Name: Haida Healthcare and Rehabilitation Center. **Type of Facility:** Skilled Nursing Facility with 98 licensed beds. **Location:** 397 3rd Ave., Hastings, PA 16646, Cambria County

Facility Name: Richland Healthcare and Rehabilitation Center. **Type of Facility:** Skilled Nursing Facility with 97 licensed beds. **Location:** 349 Vo Tech Dr., Johnstown, PA 15904, Cambria County

Facility Name: William Penn Reserve Healthcare and Rehabilitation Center. **Type of Facility:** Skilled Nursing Facility with 121 licensed beds. **Location:** 163 Summit Dr., Lewistown, PA 17044, Mifflin County

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Facility Name: Oil City Healthcare and Rehabilitation Center. **Type of Facility:** (i) Skilled Nursing Facility with 95 licensed beds; and (ii) Personal Care Home with 22 licensed beds. **Location:** 1293 Grandview Rd., Oil City, PA 16301, Venango County

Facility Name: Shipperville Healthcare and Rehabilitation Center. **Type of Facility:** Skilled Nursing Facility with 120 licensed beds. **Location:** 21158 Paint Blvd., Shipperville, PA 16254, Clarion County

Facility Name: Titusville Healthcare and Rehabilitation Center. **Type of Facility:** Skilled Nursing Facility with 77 licensed beds. **Location:** 81 W Dillon Dr., Titusville, PA 16354, Crawford County

Facility Name: Uniontown Healthcare and Rehabilitation Center. **Type of Facility:** Skilled Nursing Facility with 120 licensed beds. **Location:** 129 Franklin Ave., Uniontown, PA 15401, Fayette County

Facility Name: Kinzua Healthcare and Rehabilitation Center. **Type of Facility:** Skilled Nursing Facility with 106 licensed beds. **Location:** 205 Water St., Warren, PA 16365, Warren County

Facility Name: Waynesburg Healthcare and Rehabilitation Center. **Type of Facility:** Skilled Nursing Facility with 111 licensed beds. **Location:** 300 Center Ave., Waynesburg, PA 15370, Greene County

The sale and transfer of the Transferred Assets to the New Operators will be free and clear of all liens, claims, encumbrances, and other interests, and free and clear of any successor liability or similar claims or remedies of any kind.

Copies of the Motion and all related exhibits, and any other filings in the Cuarzo Portfolio Debtors’ bankruptcy cases are available for free on the website of Debtors’ notice agent, Omni Agent Solutions, at <https://omniagentsolutions.com/Guardian>. Additional information regarding the proposed transfer and sale can also be found on the Court’s Electronic Access to Sales Information (EASI) system at <https://www.pawb.uscourts.gov/EASI.htm>.

The Court will hold a hearing to approve the Motion on **September 24, 2024 at 11:00 a.m. (prevailing Eastern Time), Courtroom D, U.S. Steel Building, 600 Grant St., 54th Fl., Pittsburgh, PA 15219.**

OBJECTIONS TO THE SALE MOTION, IF ANY, (I) MUST BE IN WRITING, (II) CONFORM TO THE APPLICABLE PROVISIONS OF THE BANKRUPTCY CODE, BANKRUPTCY RULES, AND LOCAL RULES, (III) STATE WITH PARTICULARITY THE LEGAL AND FACTUAL BASIS FOR THE OBJECTION, AND (IV) BE FILED WITH THE COURT NO LATER THAN SEPTEMBER 9, 2024, AT 4:00 P.M. (PREVAILING EASTERN TIME) (“OBJECTION DEADLINE”).

ANY PARTY WHO FAILS TO TIMELY FILE AND SERVE AN OBJECTION TO THE MOTION ON OR BEFORE THE OBJECTION DEADLINE SHALL BE DEEMED TO HAVE CONSENTED TO THE SALE AND TRANSFER OF THE TRANSFERRED ASSETS TO THE NEW OPERATORS AND ARE FOREVER BARRED FROM ASSERTING ANY OBJECTION TO THE SALE AND TRANSFER OF THE

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TRANSFERRED ASSETS TO THE NEW OPERATORS FREE AND CLEAR OF ALL LIENS, CLAIMS, ENCUMBRANCES, AND OTHER INTERESTS THAT SUCH PARTY OR ENTITY MAY HAVE AGAINST THE DEBTORS OR THE TRANSFERRED ASSETS.

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-35-2024 AD 876-2023**

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, SEPTEMBER 20, 2024
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 OF GROUND LOCATED IN FRANKLIN TOWNSHIP, GREENE COUNTY, PENNSYLVANIA
BEING KNOWN AS: 463 WASHINGTON ROAD, WAYNESBURG, PA 15370
BEING PARCEL NUMBER: 07/02/150/1
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 436 Washington Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07/02/150/1

Seized and taken into execution to be sold as the property of CHARLES WADE, IN HIS CAPACITY AS HEIR OF JOYCE L. KRALL in suit of FINANCE OF AMERICA REVERSE LLC.

Attorney for the Plaintiff:
RAS Law Offices
Mt. Laurel, NJ 1-800-531-5490

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

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No. ED-32-2024 AD 211-2024

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, SEPTEMBER 20, 2024
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.

105 Holbert Stretch Road, Dilliner, PA 15327 Pistol Annies Inc Tavern/bar building, containing a gross building area of approximately 20,184 square feet, including a living area of approximately 6,600 square feet Tax ID / Parcel Nos. 06-09-236 (Control No. 06-001490), 06-09-237 (Control No. 06-001491), 06-09-241 (Control No. 06-001492), 06-09-242 (Control No. 06-001493), 06-09-243 (Control No. 06-001494)

PROPERTY ADDRESS: 105 HOLBERT STRETCH ROAD, DILLINER, PA 15327

UPI/TAX PARCEL NUMBER: 06-09-243, 06-09-242, 06-09-241, 06-09-237, 06-09-236

Seized and taken into execution to be sold as the property of PISTOL ANNIES INC. in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB.

Attorney for the Plaintiff:
BALLARD SPAHR
PHILADELPHIA, PA 2156658500

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