

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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March 30, 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 3 and 5, 2023

CRIMINAL

Arraignments: April 3, 2023
ARDs: April 10, 2023
ARD Revocations: April 10, 2023
Parole Violations: April 3, 2023
Plea Court: April 11-13, 2023
License Suspension Appeals: April 18, 2023
Argument Court: April 19, 2023

ORPHANS

Accounts Nisi: April 3, 2023
Accounts Absolute: April 13, 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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: April 24, 2022

CIVIL

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

JUVENILE

Plea Day: April 20, 2022

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DEED TRANSFERS

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

ALEPPO & JACKSON TOWNSHIPS

Tina M. Unger to Sandhill Royalty LLC, 80.54 Acres, O&G, \$1,245.00 (3-22-23)
Tammy K. Traylor to Sandhill Royalty LLC, 80.54 Acres, O&G, \$1,245.00 (3-22-23)
Joshua W. Kennedy to Sandhill Royalty LLC, 80.54 Acres, O&G, \$950.00 (3-22-23)
Alyssa M. Knecht to Sandhill Royalty LLC, 80.54 Acres, O&G, \$1,250.00 (3-22-23)
Barbara A. Powers to Sandhill Royalty LLC, 80.54 Acres, O&G, \$1,245.00 (3-22-23)
Alexander J. Knecht to Sandhill Royalty LLC, 80.54 Acres, O&G, \$1,250.00 (3-22-23)

CUMBERLAND TOWNSHIP

Brian Steinmiller to Brady Hogue, Lots 323-324, Nemaocolin, \$63,000.00 (3-23-23)
David L. Rager, et ux., to Rachel Bradmon, Lot 75, Nemaocolin, \$70,000.00 (3-23-23)
Sarah Hughes A/K/A Sarah Flowers, et ux., to Bruce J. Beard, et ux., Lots 7-13, Park Addition to Nemaocolin, \$38,000.00 (3-27-23)

FRANKLIN TOWNSHIP

Courtland Helbig DBA, et al., to Garrett Holdings Inc, 2 Tracts, \$132,035.10 (3-22-23)
Robert L. Robinson to Timothy E. Crouse, et ux., .75 Acre, \$45,000.00 (3-23-23)
Carole K. McIntyre A/K/A Carole K. Treasure to EQM Gathering OPCO LLC, R/W, 164.21 Acres, \$89,370.00 (3-24-23)
Claude L. Barnes, et ux., to EQM Gathering OPCO LLC, R/W, 5.7 Acres, \$19,521.60 (3-24-23)
Corbly L. Orndoff, et ux., to EQM Gathering OPCO LLC, R/W, 94.01 Acres, \$57,688.00 (3-24-23)
Stephanie A. Koratich to EQM Gathering OPCO LLC, R/W, \$72,487.20 (3-24-23)
George R. Ingram, et ux., to EQM Gathering OPCO LLC, R/W, \$39,075.60 (3-24-23)

GILMORE TOWNSHIP

Arthur D. Caldwell, et ux., to The Mineral Company, et ux., 3 Tracts, O&G, \$5,454.51 (3-22-23)
VES Land LLC to Horizon Resources III LLC, 87.174 Acres, O&G, \$40,000.00 (3-23-23)
Terry M. Loy to The Mineral Company, et ux., 99.391 Acres, O&G, \$17,082.82 (3-27-23)
Nancy E. Loy Hayes Hudson to The Mineral Company, et ux., 99.391 Acres, O&G, \$17,082.82 (3-27-23)
Carroll E. Loy to The Mineral Company, et ux., 99.391 Acres, O&G, \$17,082.82 (3-27-23)

JACKSON TOWNSHIP

Janet Sue Marlinga to The Mineral Company, et ux., 77.81 Acres, O&G, \$76,222.04 (3-27-23)
James Dean to The Mineral Company, et ux., 94.875 Acres, O&G, \$29,893.93 (3-27-23)

JEFFERSON TOWNSHIP

Gary R. Filbey, et ux., to Community Minerals II LLC, Tracts, O&G, \$78,435.00 (3-27-23)

MORRIS TOWNSHIP

Donna Jean Miller A/K/A Donna Miller to The Mineral Company, et ux., 94.925 Acres, O&G, \$5,408.27 (3-27-23)
William A. Loughman, Jr., to The Mineral Company, et ux., 94.925 Acres, O&G, \$5,408.27 (3-27-23)
Daniel Loughman, et ux., to The Mineral Company, et ux., 94.925 Acres, O&G, \$5,408.27 (3-27-23)

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Joseph Alonzo Loughman, et ux., to The Mineral Company, et ux., 94.925 Acres, O&G, \$5,408.27 (3-27-23)

PERRY TOWNSHIP

Garrett Mine Service LLP to Garrett Holdings Inc, 2 Tracts, \$2,011,734.00 (3-22-23)
Phillip Porter, et al., to Horizon Resources III LLC, 86.520 Acres, O&G, \$293,000.01 (3-24-23)
Melody L. Feezle A/K/A Melody L. Stephanik, et ux., to The Mineral Company, et ux., 5.174 Acres, O&G, \$5,227.90 (3-27-23)

SPRINGHILL TOWNSHIP

Holly Smith, et al., to EQT Production Company, 47.206 Acres, O&G, \$1,074.78 (3-22-23)
Beth E. Moore, et ux., to EQT Production Company, 38.0025 Acres, O&G, \$2,216.81 (3-27-23)

Nancy Haddix, et ux., to The Mineral Company, et ux., 100 Acres, O&G, \$9,183.67 (3-27-23)
Eugene D. Hennen, et ux., to The Mineral Company, et ux., 100 Acres, O&G, \$9,183.67 (3-27-23)

WAYNE TOWNSHIP

Jeanne Early Vockel to DUC Hunter LLC, 81.5 Acres, O&G, \$6,767.50 (3-22-23)
Thomas A. Patton to Equitrans Water Services (PA) LLC, R/W, \$123,221.20 (3-24-23)
Thomas A. Patton to EQM Gathering OPCO LLC, R/W, 63.34 Acres, \$60,380.00 (3-24-23)
Monongalia County Coal Resources Inc to EQM Gathering OPCO LLC, R/W, \$70,080.40 (3-24-23)

WAYNESBURG BOROUGH

Louis C. Galante A/K/A Louis C. Galante, Sr., et ux., to Shelby Beagle, et ux., 2 Tracts, \$85,000.00 (3-27-23)

WHITELEY TOWNSHIP

Igloo Series V Trust, et ux., to Treehouse Series V Trust, et ux., 5 Acres, \$158,818.80 (3-27-23)

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

RANKIN, MARY ANN

Late of Monongahela Township, Greene County

Administratrix: Tracy Russell, 505 Prospect Street Ext., Point Marion, PA 15474

Attorney: Timothy J. Chiappetta, Esquire, Dickie McCamey & Chilcote, PC, Two PPG Place, Suite 400, Pittsburgh, PA 15222

SECOND PUBLICATION

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DEAN, GEORGE ALLEN

Late of Rices Landing Boro, Greene County, Pennsylvania

Administratrix: Dianne Johnson Dean, 125 Carmichaels Street, Rices Landing, PA 15357

Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

HEADLEE, DONALD H.

Late of Franklin Township, Greene County, Pennsylvania

Executor: Ronald P. Headlee, C/O Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370

Attorney: Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370

THIRD PUBLICATION

DAERR, TOBIAS EDWARD

Late of Carmichaels, Greene County, Pennsylvania

Administratrix: Mary Lou Nichols, 400 Hewitt Avenue, Carmichaels, PA 15320

Attorney: Amber N. Shipley, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

LATTA, ROBERT S.

Late of Jefferson Township, Greene County, Pennsylvania

Administratrix: Rose Ann Latta 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

LIGHTNER, NOLA H.

Late of Center Township, Greene County, Pennsylvania

Co- Executor: Marti L. Kern, 334 Kennel Road, Waynesburg, PA 15370

Co-Executor: Jon Richard Lightner, PO Box 373, Rogersville, PA 15359

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

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

RANSLEM, BONNIE LEE

Late of Herman Township, Washington County, Nebraska

Executor: Jack Ranslem, 11322 So Avenue 12 E #144, Yuma, Az 85367

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

LEGAL NOTICE

To: Unknown Biological Father

In Re: D.S., minor child, born May 15, 2017

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your child, D.S., born May 15, 2017. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on April 17, 2023 at 1:00 p.m. in the assigned courtroom before the Judge

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. Southwestern Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-2-2023 AD-622-2022

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, APRIL 14, 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 REAL ESTATE SITUATED IN THE TOWNSHIP OF CUMBERLAND, COUNTY OF GREENE, COMMONWEALTH OF PENNSYLVANIA HAVING ERECTED THEREON A DWELLING KNOWN AS 1185 Crucible Road, Rices Landing, PA 15357, PER A CERTAIN DEED DATED NOVEMBER 22, 2002 AND RECORDED NOVEMBER 25, 2002 IN GREENE COUNTY RECORDER OF DEEDS AT DEED BOOK VOLUME 268, PAGE 79. TAX PARCEL INDEX NO.:05-23-227 &05-23-228. JESS S, BRADMON DIED ON OCTOBER 16, 2016 VESTING TITLE IN PHYLLIS A. BRADMONBY OPERATION OF LAW. PHYLLIS A. BRADMON DIED ON JANUARY 9, 2022. NO FORMAL ESTATE COULD BE LOCATED OF RECORD FOR PHYLLIS A. BRADMON. TAX PARCEL INDEX NO.: 05-23-227 & 05-23-228.

PROPERTY ADDRESS: 1185 Crucible Road, Rices Landing, Pa 15357

UPI/TAX PARCEL NUMBER: 05-23-227 05-23-228

Seized and taken into execution to be sold as the property of ALL UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST, FROM OR UNDER PHYLLIS A BRADMON, DECEASED in suit of FIRST NATIONAL BANK.

Attorney for the Plaintiff:
First National Bank of Pennsylvania
Pittsburgh, PA 412-465-9718

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-1-2023 AD-640-2022

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, APRIL 14, 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 PIECE, PARCEL OF LOT OF GROUND SITUATE IN THE BOROUGH OF WAYNESBURG, GREENE COUNTY, PENNSYLVANIA, IN THE ILLIG

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ADDITION, WHICH PLAN IS RECORDED IN DEED BOOK VOL. 379, PAGE 1077-1079,
MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOW, TO WIT:

26/02/147/

Hillcrest Ave. Waynesburg, PA 15370

PROPERTY ADDRESS: 665 Hillcrest Ave., Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 26/02/147

**Seized and taken into execution to be sold as the property of VICTOR SPOTLE, ANDREA
K SPOTLE in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE
OF STANWICH MORTGAGE LOAN TRUST F.**

Attorney for the Plaintiff:

Hill Wallack LLP

Yardley, PA 215-790-1010

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania