

# 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. 11**

**October 6, 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.:  
October 11 and 12, 2022

## CRIMINAL

Arraignments: October 11, 2022  
ARDs: October 11, 2022  
ARD Revocations: October 11, 2022  
Parole Violations: October 11, 2022  
Plea Court: October 12 and 13, 2022  
License Suspension Appeals: October 25, 2022  
Argument Court: TBD

## ORPHANS

Accounts Nisi: October 3, 2022  
Accounts Absolute: October 13, 2022

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

Convenes in Pgh.: October 24-28, 2022  
Convenes in Pgh.: November 1-2, 2022  
Convenes in Pgh.: October 11-14, 2022

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
Editor: Kayla M. Sammons  
E-mail address: [editor.greeneports@yahoo.com](mailto:editor.greeneports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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## 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

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## ARGUMENTS

Argument Court: October 26, 2022

## CIVIL

Domestic Relations Contempts: October 24, 2022  
Domestic Relations Appeals: October 24, 2022

## JUVENILE

Plea Day: October 20, 2022

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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.

### ALEPPO TOWNSHIP

Sandra K. Tustin to EQT Production Company, 14.61875 Acres, O&G, \$1,224.40 (9-30-22)  
Barbara A. Waychoff to EQT Production Company, 14.61875 Acres, O&G, \$1,224.40 (9-30-22)

### CENTER TOWNSHIP

The Realty Company to Iron Pennsylvania Land LLC, 57.732 Acres, \$65,000.00 (10-4-22)  
James A. Peers, et ux., to Iron Pennsylvania Land LLC, 2 Tracts, \$330,000.00 (10-4-22)

### CUMBERLAND TOWNSHIP

Michael J. Dulik to Dana West, Lot 127, Nemaocolin, \$10,000.00 (10-3-22)

### DUNKARD TOWNSHIP

Frank T. Wozniak by TCB, et ux., to Jessica Garnek, Tax Claim, 1.340 Acres, \$9,833.00 (10-3-22)

Frank T. Wozniak by TCB, et ux., to Jessica Garnek, Tax Claim, 1.9 Acres, \$8,891.00 (10-3-22)

Crystal Roberts by TCB, et ux., to Joseph F. John, II, Tax Claim, 2.910 Acres, \$87,206.00 (10-3-22)

### FRANKLIN TOWNSHIP

Patrick Ehrin, et ux., to Michael T. Katt, et ux., 5.920 Acres, \$435,000.00 (9-28-22)  
Anna Mae King Estate A/K/A Anna Mae O. King Estate A/K/A Anna M King Estate, et ux., to

Mark D. Waychoff, et ux., 2 Tracts, \$25,000.00 (10-3-22)

Viola A. Fox Jackson by TCB, et ux., to Shaun Wilson, Tax Claim, .220 Acre, \$27,419.00 (10-3-22)

Viola A. Fox Jackson by TCB, et ux., to Shaun Wilson, Tax Claim, .130 Acre, \$33,923.00 (10-3-22)

### GILMORE TOWNSHIP

Terry Grim, et ux., to The Mineral Company, et ux., 57.01 Acres, O&G, \$12,989.35

### JACKSON TOWNSHIP

Theresa L. McQueen to VES Land LLC, 47 Acres, O&G, \$3,045.00 (10-3-22)

### JACKSON AND RICHHILL TOWNSHIPS

Judith West, et ux., to The Mineral Company, et ux., 92.01 Acres, O&G, \$3,015.18 (9-30-22)

### JEFFERSON TOWNSHIP

James W. Fischer by TCB, et ux., to Triple H Realty Group LLC, Tax Claim, .130 Acre, \$8,716.00 (10-4-22)

James W. Fischer by TCB, et ux., to Triple H Realty Group LLC, Tax Claim, .130 Acre, \$74,044.00 (10-4-22)

James W. Fischer by TCB, et ux., to Triple H Realty Group LLC, Tax Claim, .130 Acre, \$19,403.00 (10-4-22)

James W. Fischer by TCB, et ux., to Triple H Realty Group LLC, Tax Claim, .130 Acre, \$2,650.00 (10-4-22)

### MORGAN TOWNSHIP

Leonard R. Simmons to Jerad Cline, 6.2279 Acres, \$185,000.00 (10-3-22)

### PERRY TOWNSHIP

Donley E. Tomey, et al., to VES Land LLC, 44.339 Acres, O&G, \$12,920.25 (10-3-22)

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## RICHHILL TOWNSHIP

Kathleen Rhome to EQT Production Company, 1.35 Acres, O&G, \$1,000.00 (9-29-22)

## SPRINGHILL TOWNSHIP

Laura Rosella Amos to Foss Minerals LLC, 2 Tracts, O&G, \$6,500.00 (9-28-22)

Sharon L. Gill to Three Rivers Royalty III LLC, 2 Tracts, O&G, \$23,546.23 (9-30-22)

Nathan David Johnson to The Mineral Company, et ux., 202.3875 Acres, O&G, \$20,455.49 (9-30-22)

Leah F. Cork, et ux., to The Mineral Company, et ux., 270.506 Acres, O&G, \$4,115.85 (9-30-22)

Cynthia Lou Foose to The Mineral Company, et ux., 61.67 Acres, O&G, \$9,044.94 (9-30-22)

Michael McCauley A/K/A Michael L. McCauley, et ux., to EQM Gathering OPCO LLC, R/W, \$134,910.00 (10-3-22)

Joann McJunkin to DUC Hunter LLC, et ux., 97 Acres, O&G, \$50,857.48 (10-3-22)

Jonathan D. Johnson, et ux., to The Mineral Company, et ux., 100.518750 Acres, O&G, \$3,440.37 (10-4-22)

Kathryn Vitek to The Mineral Company, et ux., 31.88125 Acres, O&G, \$5,936.22 (10-4-22)

Mary Kirkland to The Mineral Company, et ux., 50.5937 Acres, O&G, \$3,739.84 (10-4-22)

## WAYNE TOWNSHIP

Richard W. Hopkins, et al., to Three Rivers Royalty III LLC, 52.235 Acres, O&G, \$47,011.51 (9-29-22)

Terry L. Whipkey, et al., to Three Rivers Royalty III LLC, 52.235 Acres, O&G, \$47,011.51 (9-29-22)

Sandra Kay Hoge to Three Rivers Royalty III LLC, 2 Tracts, O&G, \$194,444.04 (9-30-22)

Bruce A. Rush, et ux., to Three Rivers Royalty III LLC, 2 Tracts, O&G, \$108,024.48 (9-30-22)

Brice A. Rush, et ux., to Three Rivers Royalty III LLC, 2 Tracts, O&G, \$108,024.48 (9-30-22)

Lee Ann Knittel to Three Rivers Royalty III LLC, 52.235 Acres, O&G, \$87,058.30 (9-30-22)

Sandra S. Friend to The Mineral Company, et ux., 73.2942 Acres, O&G, \$14,397.07 (10-4-22)

## WAYNESBURG BOROUGH

Guy R. Jones, et ux., to Drew Summersgill, Lot, \$110,000.00 (9-29-22)

Larry E. Maloy by TCB, et ux., to Connie Jo Smith, Tax Claim, .530 Acre, \$37,427.00 (10-3-22)

Larry E. Maloy by TCB, et ux., to David Areford, Tax Claim, .25 Acre, \$15,199.00 (10-3-22)

Larry R. Maloy by TCB, et ux., to David Areford, Tax Claim, .180 Acre, \$2,628.00 (10-3-22)

## WHITELEY TOWNSHIP

Robert C. Baer to The Mineral Company, et ux., 50.2458 Acres, O&G, \$3,529.60 (9-30-22)

Richard L. Adams, et ux., to Jeffrey A. Hammond, et ux., Lot \$20,000.00 (10-3-22)

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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

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COX, KEVIN RAY A/K/A KEVIN R. COX

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: John E. Cox, Jr., 413 Ceylon Road, Carmichaels, PA 15320

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

HIGINBOTHAM, LINDA KAY

Late of Freeport Township, Greene County Pennsylvania

Executor: Jeffrey Rizor, 479 Garrison Ridge Road, New Freeport, PA 15352

Attorney: R. Anthony DeLuca, Esquire, 225 Ross Street, 4<sup>th</sup> Floor, Pittsburgh, PA

15219

MENEAR, JAMES E. JR.

Late of Perry Township, Greene County, Pennsylvania

Administratrix: Pamela Mear, 170 Dairy Farm Road, Mt. Morris, PA 15349

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

WISE, PATRICIA ANN

Late of Gilmore Township, Greene County, Pennsylvania

Administratrix: Samantha Slater, 213 Six Run Road, New Freeport, PA 15352

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

### SECOND PUBLICATION

BELL, IRENE L.

Late of Franklin Township, Greene County, Pennsylvania

Co-Administrator: Loretta L. Efaw, 106 Fonner Run Road, Sycamore, PA 15364

Co-Administrator: Johnny M. Bell, PO Box 51, Spraggs, PA 15362

Attorney: Brandon K. Meyer, Esquire 76 North Richhill Street, Waynesburg, PA 15370

HAYWOOD, MANUS L.

Late of Greene County, Pennsylvania

Administratrix: Bona Smith, 1289 East Roy Furman Highway, Carmichaels, PA 15320

Attorney: Dorothy A. Milovac, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

TUCKER, CARL D., II

Late of Gray Township, Greene County, Pennsylvania

Administrator: Carl D. Tucker, 171 Main Street, Graysville, PA 15337

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

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## LEGAL NOTICE

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NOTICE is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S. Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 28<sup>th</sup> day of June, 2022, for the conduct of business in Greene County, Pennsylvania, under the assumed or fictitious name, style or designation is Assign Me That Task Errand Service with its principal place of business at 145 Bowlby St, Waynesburg, PA 15370. The name and address of all persons owning or interested in said business: Stout's Errand Service, LLC, 145 Bowlby St., Waynesburg, PA 15370.

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## LEGAL NOTICE

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### NOTICE OF REPOSITORY SALE Greene County Tax Claim Bureau

Pursuant to the Pennsylvania Real Estate Tax Sale Law, Act of 1947, P.L. 1368, No. 542, as amended and by order of the Court of Common Pleas of the County of Greene at No. 2020-907, for purposes as set forth in Section 612 of the Pennsylvania Real Estate Tax Sale Law (72 P.S. 5860.612 et al), notice is hereby given that the following properties listed shall be sold by the Tax Claim Bureau of Greene County on

**MONDAY, the THIRTY FIRST day of OCTOBER, 2022, at 8:30AM**

**GREENE COUNTY TAX CLAIM BUREAU  
93 East High Street  
Second Floor Conference Room  
Waynesburg, Pa. 15370**

freed and cleared of all tax and municipal claims, liens, mortgages, charges and estates, excepting state and federal liens and excepting separately taxed ground rents, to the highest bidder at or above the amount as set by the Court and to the extent that such tax and municipal claims, liens, mortgages, charges and estates can be properly discharged.

Notice is hereby given that the properties described on the sale list will be sold by the Greene County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq.) and the amendments and supplements thereto. The sale will be held at the County Office Building, Second Floor Conference Room ,93 East High Street, Waynesburg, Pa. 15370. The sale will commence on MONDAY, October 31, 2022, AT 8:30 AM prevailing time and will continue until such time that all properties have been exposed for sale by public bidding.

Terms of the Sale: The following are our terms of sale. By registering to bid, you are agreeing to ALL of the following terms of sale in the event your bid is successful:

1. Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of CAVEAT EMPTOR. In every case, the property is offered for sale by the Bureau without GUARANTY OR WARRANTY

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WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever.

2. Registration will take place before the sale, beginning at 9:00 AM on Monday, October 3, 2022 and concluding on Friday, October 21, 2022 at 4:00 PM at the Greene County Tax Claim Office located at 93 East High Street, Waynesburg, Pa. 15370. A non-refundable, \$10 deposit (cash only) will be required to be made by each registering bidder at the time of sale registration. Proof of identification in the form of a driver's license or other government-issued photo identification MUST be presented at the time of registration for bidders as well as non-bidding potential owners. A notarized Affidavit of Bidder as well as any Affidavits of Non-Bidding Potential Owners must be completed as part of the registration for the sale. Each registrant will be provided an auction/bid number before the tax sale on October 31, 2022. If you are registering as a business, corporation, or LLC, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. The registration forms are available for download on the Greene County website. All registrations must be received and submitted completely by 4:00 PM on October 21, 2022. There will be NO REGISTRATION on the DAY OF THE SALE.
3. Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank certified funds or attorney's checks. NO personal or personal business checks will be accepted. All sales are FINAL. Failure to pay bids MAY lead to further action against the bidder, including, but not limited to, an action for specific performance, forfeiture of any deposits or payments made on other properties bid on, disqualification from this sale and future sales, and/or further sanctions as may be imposed by the Court and/or the Greene County Tax Claim Bureau. THE PURCHASE PRICE IS TO BE PAID AT THE TAX CLAIM OFFICE, 93 EAST HIGH STREET, WAYNESBURG, PA. 15370 from 1:00 PM to 3:00 PM ON THE DAY OF THE SALE, OCTOBER 31, 2022.
4. No individual may bid upon any property unless properly registered PRIOR to the commencement of the sale.
5. No individual may offer any bids either individually or as an agent for any other person or entity if he/she:
  - Owes any delinquent taxes/municipal claims to any school district, municipality or other taxing body located IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years.
  - Has engaged or permitted an uncorrected or unresolved housing code violation, failed to maintain property in a reasonable manner such that

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the property posed a threat to health, safety or property, or permitted the use of property in an unsafe, illegal, or unsanitary manner such that the property posed a threat to health, safety, or property IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years.

- Has had landlord renting privileges revoked or suspended by any taxing jurisdiction located within THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years.

Any individual who is found to be in contravention of the above shall forfeit any registration fees, deposits or payments made on any properties bid upon, with any sums so deposited applied to outstanding tax liens, and shall be subject to further sanctions as may be imposed by the Court and/or the Greene County Tax Claim Bureau on behalf of Greene County and the taxing jurisdictions it serves. This term of sale is in addition to and not to be confused with the right to cure delinquencies as provided by RETSL. You may also be banned from registering from future tax sales in Greene County, Pennsylvania.

- DEED RECORDING – title will be in the registered bidder’s name and non-bidding potential owner’s names ONLY (NO EXCEPTIONS). If a deed is to be recorded in the name of a trust, corporation, company, LLC etc., the registered bidder must disclose at the time of registration that he/she is bidding in such a capacity, and valid documentation supporting the existence of the trust, corporation, company or entity must be provided to the Tax Claim office before the deed can be properly prepared, subject to the following additional terms: (a) A property may be deeded to a trust, provided that proper documentation of a legally recognized trust is provided to the GCTCB. Said Trust/Corporation/Business/LLC (etc.)’s must be in existence prior to the sale and registered with the Internal Revenue Service. The Trust/Corporation/Business/LLC (etc.)’s EIN or Social Security Numbers must be provided and evident on the documents and for reporting purposes as required. As described in the terms of pre-registering for the sale, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. Under no circumstances will the GCTCB be considered to be the Grantor to or Settlor of a Trust. A named Trustee, Member, Officer, Manager, Partner, etc. MUST be designated as the Grantee, who shall hold legal title to the property on behalf of said business, trust, LLC, corporation, etc. (b) A property may be deeded into a corporate entity provided that said entity is registered with the appropriate Department of State, and documentation supporting said registration is provided to the GCTCB and verified. EIN numbers must be provided for reporting purposes. (c) All supporting documentation provided shall be subject to review and approval of the Director and Solicitor.
- The address used within the certificate of residence on the deed will be the address given on the Bidder Registry registration form. If your municipality

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requires a P.O. Box, please provide the P.O. Box and the house number and street on the BIDDER REGISTRATION FORM.

- Other terms will be announced at the time of the sale.
- STARTING BIDS FOR ALL PARCELS WILL BE \$500.00.  
STARTING BIDS FOR ALL TRAILERS WILL BE \$100.00**

**\*\*\*RECORD OWNERS SHALL NOT BE PERMITTED TO REDEEM PROPERTY AFTER THE SALE OF SAID PROPERTY\*\*\***

**Sue Ellen Kingan, Director of Greene County Tax Claim Bureau  
Blane A. Black, Solicitor**

**A complete listing of individual properties being exposed for this sale can be viewed on Greene County’s website by logging on to [co.greene.pa.us](http://co.greene.pa.us) – go to Departments, Tax Claim Bureau-Repository Sale.**

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## SHERIFF’S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-28-2022 AD-434-2022**

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, OCTOBER 28, 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.

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By virtue of Writ of Execution No. AD-434-2022  
Rushmore Loan Management Services, LLC (Plaintiff) vs. Joseph C. Culp (Defendant)  
Property Address 395 1<sup>st</sup> Avenue, Waynesburg, PA 15370  
Parcel I.D. No. 26-02-333  
Greene County Recorder of Deeds Office at Deed Book Volume 504 at Page 1230, as Instrument No. 201700005101  
Improvements thereon consist of residential dwelling.  
Judgment Amount: \$180,719.24  
Attorney for Plaintiff: Hladik, Onorato & Federman, LLP  
298 Wissahickon Avenue

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North Wales, PA 19454

PROPERTY ADDRESS: 395 1<sup>st</sup> Avenue, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 26-02-333

**Seized and taken into execution to be sold as the property of JOSEPH C CULP, JOSEPH C CULP in suit of RUSHMORE LOAN MANAGEMENT SERVICES, LLC.**

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**Attorney for the Plaintiff:**

Hladik, Onorato & Federman, LLP

North Wales, PA 215-855-9521

**MARCUS N. SIMMS, Sheriff**

**Greene County, Pennsylvania**