

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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September 14, 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.:
September 18 and 20, 2023

CRIMINAL

Arraignments: September 18, 2023
ARDs: October 10, 2023
ARD Revocations: October 10, 2023
Parole Violations: September 18, 2023
Plea Court: October 10, 11, and 12, 2023
License Suspension October 17, 2023
Argument Court: September 20, 2023

ORPHANS

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

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: October 16-20, 2023
Convenes in Pgh.: November 13-17, 2023
Convenes in Pgh.: February 5-9, 2024

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

CENTER TOWNSHIP

CNX Gas Company LLC to Matthew Forsyth, 101 Acres, \$285,000.00 (9-7-23)

CUMBERLAND TOWNSHIP

Vivian L. May to Sandra Lee Schnable, et al., 3 Lots, \$14,400.00 (9-6-23)
Derek Meadows, et ux., to Colton Lippencott, et ux., Lot 27-28, Hamilton Plan, \$370,000.00 (9-11-23)

DUNKARD TOWNSHIP

Stella Sue Hall, et al., to Jill Tenney, Lot 234, Bobtown, \$80,000.00 (9-8-23)

FRANKLIN TOWNSHIP

Jared L. Hinerman to Shane M. Loveday, et ux., Lot, Bonar Plan, \$225,000.00 (9-7-23)
David G. Arnold, et ux., to K4 Properties LLC, Lots, \$275,000.00 (9-7-23)

GILMORE AND WAYNE TOWNSHIPS

John Robert Wiley, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$2,000.00 (9-8-23)
Sandra Jean Witham by Atty-In-Fact, et ux., to Foss Minerals LLC, 90 Acres, O&G, \$3,600.00 (9-8-23)
Robert L. Wiley Living Trust, et al., to Foss Minerals LLC, 90 Acres, O&G, \$3,600.00 (9-8-23)

GREENE TOWNSHIP

William M. Almasy, et ux., to Michael Ray Ticher, et ux., 3 Tracts, \$400,000.00 (9-7-23)

MONONGAHELA TOWNSHIP

Helen Henry to Wilfredo Vazquez, Lot, Munhall Plan, \$100,000.00 (9-11-23)
Jesse Wayne Fox, et ux., to Consol Mining Company LLC, R/W, \$25,000.00 (9-11-23)

MORRIS TOWNSHIP

Donald L. Bird, et ux., to Consol Pennsylvania Coal Company LLC, et ux., .424 Acre, \$170,000.00 (9-11-23)

PERRY TOWNSHIP

Sandy Scott Kunzelman to 23G Investments LLC, 61 Acres, O&G, Und 13/1008 Interest, \$5,623.45 (9-8-23)

Paula Anita Wade to Joseph Allen Robertson, et ux., .560 Acre, \$10,000.00 (9-12-23)

RICES LANDING BOROUGH

Mark L. Teegarden, Sr., et ux., to Valerie Mathason, Lots 45-44, Teal Heights Plan, \$510,000.00 (9-7-23)

WAYNESBURG BOROUGH

Joan Collins Estate a/k/a Joan M. Collins, et ux., to Hannah E. Fox, et ux., Lot, \$72,000.00 (9-7-23)

Richard A. Blair Estate a/k/a Richard Alan Blair Estate a/k/a Richard Allyn Blair Estate, et ux., to Stephen Todd, et ux., Lot, \$58,000.00 (9-7-23)

Tonya Steinmiller, et ux., to Larry McCollum, et ux., Lot, \$250,000.00 (9-7-23)
Joshua C. Cook to Danielle Marie Yoss, Lot, \$100,000.00 (9-11-23)

WHITELEY TOWNSHIP

James N. Gregorich, et ux., to Equitrans L P, R/W, \$1,000.00 (9-11-23)

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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.

FIRST PUBLICATION

BANDISH, BETTY JEAN

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Paul E. Bandish, 207 Tin Can Hollow Road, Rices Landing, PA 15357
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

BLAIR, MARY JANE

Late of Waynesburg, Greene County, Pennsylvania
Co-Executrix: Janice Blair Martin, 360 Rolling Meadows Road, Waynesburg, PA 15370
Co-Executrix: Jeanette B. Lindsay, 124 Champion Drive, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

KINSEY, GLEN CONLEY A/K/A GLEN C. KINSEY

Late of Waynesburg Borough, Greene County, Pennsylvania
Executor: Gary Lee Kinsey, 901 Troon Circle, Richardson, TX 75081
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

CLIPPER, GENEVIEVE

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Kerry Alan Clipper, 150 Bayard Avenue, Rices Landing, PA 15357
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

EISENHAUER, DAVID ROLAND

Late of Richhill Township, Greene County, Pennsylvania
Executor: Michael Augustus Eisenhauer, 989 Vandalia Road, Morgantown, WV 26501
Attorney: None

LANKARD, ROBERT M.

Late of Waynesburg Borough, Greene County, Pennsylvania
Administrator C.T.A.: Necessa A. Lankard-Williams, 413 North Street, Saegertown, PA 16433
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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MT. JOY, RALPH RICHARD

Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Mary Jo Corcoran, c/o 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

THIRD PUBLICATION

MILLER, EDDIS J.

Late of Waynesburg Borough, Greene County, Pennsylvania
Executrix: Brittany N. Miller, 291 Fifth Avenue, Waynesburg, PA 15370
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

RICE, JOHN C.

Late of Franklin Township, Greene County, Pennsylvania
Co-Executor: Stanley Scott Rice, 183 Loves Hill Road, PO Box 264, Waynesburg, PA 15370
Co-Executrix: Linda Louise Johnston, 179 Loves Hill Road, Waynesburg, PA 15370
Attorney: Phillips C. Hook, Attorney, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-28-2023**

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 29, 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 CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF WAYNE, GREENE COUNTY, COMMONWEALTH OF PENNSYLVANIA:
BEING KNOWN AS: 112 FREEDOM ST., BRAVE, PA 15316
BEING PARCEL NUMBER: 25-09-147
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 112 FREEDOM ST, BRAVE, PA 15316

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UPI/TAX PARCEL NUMBER: 25-09-147

Seized and taken into execution to be sold as the property of MARY E DULANEY in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
RAS Citron LLC
Mt Laurel, NJ

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania