

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 5, 2024



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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 9 and 11, 2024

CRIMINAL

Arraignments: September 9, 2024
ARDs: September 9, 2024
ARD Revocations: September 9, 2024
Parole Violations: September 9, 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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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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.

ALEPPO AND RICHHILL TOWNSHIPS

CNX Land LLC to The Misty Meadows of Greene County LLC, et ux., 2 Tracts, \$502,500.00 (8-29-24)

CUMBERLAND TOWNSHIP

Jan Ondra to Debra L. Lohr, Lot 441, Crucible, \$10,600.00 (8-29-24)
Joseph Colina by TCB, et ux., to Michael J. Volek, Tax Claim, Lot, \$43,211.20 (8-29-24)
Andrew Cole by TCB, et ux., to Michael L. Jones, Tax Claim, Lot, \$37,594.70 (8-29-24)
Shirley M. Antonelli Estate a/k/a Shirley Mae Antonelli Estate, et al., to Ryan A Siebert, et ux., Lots 101-103, Metroka Plan, \$227,870.00 (8-29-24)

DUNKARD TOWNSHIP

Agnes M. Chipps by TCB, et ux., to Zerfoss Property LLC, Tax Claim, Lot, \$53,320.90 (8-29-24)
Joshua Richey, et ux., to Trisha E. Daniels, et ux., Tract, \$405,000.00 (8-30-24)
Chad Caldwell, et al., to Leonard Andrews, et al., Tract, \$50,000.00 (9-3-24)

FRANKLIN TOWNSHIP

Pennsylvania State Grance of Patrons of Husbandry, et ux., to Titans Enterprises LLC, Tract, \$70,000.00 (8-29-24)
Key Resources LLC to Justin Earl Fairchild, Lots 11-12, J&V Land Development Subdivision, \$345,000.00 (8-30-24)
James E. Hopkins, et ux., to Carnival Properties LLC, Lot, \$400,000.00 (9-3-24)

FREEPORT TOWNSHIP

Thomas Hoag by TCB, et ux., to Zerfoss Property LLC, Tax Claim, Lot, \$76,623.40 (8-29-24)

GREENSBORO BOROUGH

Mary H. Shine to Ian Patrick Flynn, 2 Lots, \$137,500.00 (8-30-24)

JEFFERSON TOWNSHIP

Marissa Wrick, et ux., to Marissa Wrick, Lot 44, Braden Farm Plan, \$35,073.00 (9-3-24)

MONONGAHELA TOWNSHIP

Mosing Land & Cattle Company of Texas LLC, CJF Property Holding LLC, 2.6418 Acres, \$190,000.00 (8-30-24)

MORGAN TOWNSHIP

Joseph J. Toth bu TCB, et ux., to Joshua A. Dains, Tax Claim, Lot, \$81,690.20 (8-29-24)

MORRIS TOWNSHIP

Verna Dat Grosteffon to Divot Energy Consultants LLC, et ux., 39 Acres, O&G, \$1,198.00 (8-30-24)

PERRY TOWNSHIP

Charles A. Jordan by TCB, et ux., to James L. Henary, et ux., Tax Claim, Lot, \$15,009.20 (8-29-24)
Gary L. Hayes by TCB, et ux., to Alexander Shuppe, et ux., Tax Claim, Tract, \$20,721.30 (9-3-24)

Ronald Howard, et ux., to Jay William Eisel, et ux., 6.029 Acres, \$30,000.00 (9-3-24)

RICES LANDING BOROUGH

Allan J. Martin, et ux., to Inga A. Babich, Lots, Upland Plan, \$235,000.00 (8-30-24)

SPRINGHILL TOWNSHIP

Coombs Resources Corporation to Puggy Farms LLC, 3 Tracts, \$235,000.00 (9-3-24)

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WAYNESBURG BOROUGH

Robert P. Haywood to Cole Sveom Family Farms LP, Lots 50-51, Stewart & Iams Plan, \$20,000.00 (8-29-24)

Waynesburg University to Michael Cipoletti, et ux., Lot, \$89,000.00 (8-30-24)

Justin E. Fairchild to Robert D. Yeager, Jr., et ux., Lots 527-529, \$189,000.00 (8-30-24)

WHITELEY TOWNSHIP

Edith Pitcock Vancleve a/k/a Edith Pitcock Vancleave to Robert Mooney, et ux., 10.003 Acres, \$18,000.00 (8-29-24)

Douglas Michael McClaskey, Sr. Estate a/k/a Douglas McClaskey Estate, et ux., to James Whipkey, 7.1353 Acres, \$67,500.00 (8-30-24)

James Whipkey, et ux., to Key Resources LLC, 7.1353 Acres, \$165,000.00 (8-30-24)

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.

THIRD 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

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

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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/I
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 436 Washington Road, Waynesburg, PA 15370

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

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)

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-

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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