

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 26, 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 30 and October 2, 2024

CRIMINAL

Arraignments: September 30, 2024
ARDs: October 15, 2024
ARD Revocations: October 15, 2024
Parole Violations: September 30, 2024
Plea Court: November 12, 2024
License Suspension October 15, 2024

ORPHANS

Accounts Nisi: October 7, 2024
Accounts Absolute: October 17, 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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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 TOWNSHIP

Daniel P. Lhota, II, et ux., to Consol Pennsylvania Coal Co LLC, et ux., 53 1/3 Acres, \$435,000.00 (9-19-24)
Elizabeth A. Martin Living Trust, et ux., to Renee V. Anderson, et ux., 78 Acres, O&G, \$150.00 (9-20-24)

CARMICHAELS BOROUGH

Dean P. Robinson, et ux., to Andrew Buchina III, et ux., Lots, \$140,000.00 (9-23-24)

CENTER TOWNSHIP

Joseph A. & Amy Downey Living Trust, et al., to Ridgetop Ten LLC, 300 Acres, O&G, \$196,875.00 (9-20-24)

CUMBERLAND TOWNSHIP

Mary Hopton Estate a/k/a Mary A. Hopton Estate, et ux., to Jose Fernandez, 2 Tracts, \$33,500.00 (9-18-24)

Edward A. Kensic Estate a/k/a Edward Andrew Kensic a/k/a Edward Kensic Estate, et ux., to Stevem A. Marchitelli, Lots 184-185, Jamison Place, \$20,000.00 (9-20-24)
Sandra M. Klein to Danny D. Sampson, 2 Tracts, \$195,000.00 (9-23-24)

FRANKLIN TOWNSHIP

Jeffrey L. Roberts, et ux., to Central Greene School District, Lot 1, Elm Crossing Subdivision, \$180,000.00 (9-24-24)

FRANKLIN AND WASHINGTON TOWNSHIPS

Brenda Campbell to EQT Production Company, 180 Acres, O&G, \$1,848.21 (9-20-24)

JEFFERSON TOWNSHIP

Secretary of Housing & Urban Development to Mateusz S. Zeglen, 2.8907 Acres, \$103,000.00 (9-23-24)

Daniel Lee Shuckhart, et ux., to Melissa Patterson, et ux., Lots, Clyde Land Company No. 2, \$105,000.00 (9-23-24)

SPRINGHILL TOWNSHIP

Stephanie Kappel a/k/a Stephanie Kapple, et ux., to Trace Dale App LLC, 93.325 Acres, O&G, \$4,380.56 (9-18-24)

Dorothy McCracken to EQT Production Company, 92.81 Acres, O&G, \$6,477.39 (9-20-24)
Michelle Jo Lancaster to Sandhill Royalty LP, 190.25 Acres, O&G, \$250.00 (9-23-24)

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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.

FIRST PUBLICATION

KIME, JOSEPH JOHN JR

Late of Greene County, Pennsylvania
Executor: Gregory Kim, PO Box 244, Clarksville, PA 15322
Attorney: Sweat Law Offices, Sarah A. Scott, Esquire, 375 Valleybrook Road, Suite 112, McMurray, PA 15317

WHITE, DIANA A/K/A DIANA C. WHITE A/K/A DIANA CHRISTOPHER WHITE

Late of Waynesburg, Greene County, Pennsylvania
Executor: Holbert J. White, Jr., 55 Dark Hollow Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

GROOMS EDWARD A.

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Justin E. Maurin, 293 Adamik Road, Clarksville, PA 15322
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

HUGHES, RONALD HOWARD

Late of Aleppo Township, Greene County, Pennsylvania
Executrix: Taryn Hughes, 531 Blacks Creek Road, New Freeport, PA 15352
Attorney: David C. Hook, Esquire, PO Box 898, 430 East Oakview Drive, Ste. 101, Waynesburg, PA 15370

TUSTIN, CARL E.

Late of Greene County, Pennsylvania
Executrix: Carla R. Jacobs, c/o Thomas W. Shaffer, Esquire, 11 Pittsburgh Street, Uniontown, PA 15401
Attorney: Thomas W. Shaffer, Esquire, 11 Pittsburgh Street, Uniontown, PA 15401

THIRD PUBLICATION

DAY, HAPPY L., A/K/A HAPPY LEON DAY

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Sue A. Stewart, 169 Yukon Hill Road, Graysville, PA 15337
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

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HANNA, JOHN NELSON A/K/A JOHN N. HANNA
Late of Marianna, Greene County, Pennsylvania
Co-Executors: Marjorie J. Cabbage and John N. Hanna, Jr., C/O Tracey L. Zihmer, Esquire, Zihmer Law Firm, LLC, 3244 Washington Road, Ste. 210, McMurray, PA 15317
Attorney: Tracey L. Zihmer, Esquire, Zihmer Law Firm, LLC, 3244 Washington Road, Ste. 210, McMurray, PA 15317

KIRBY, ALFRED L.

Late of Franklin Township, Greene County, Pennsylvania
Executor: David L. Kirby, 132 Fairview Avenue, Waynesburg, PA 15370
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON October 7, 2024 FOR NISI CONFIRMATION AND ON October 17, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of Andrew Gacek, Executor of the Estate of Andrew E. Gacek, Sr, Deceased, late of Greene County, PA.

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-39-2024 AD 391-2024**

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, OCTOBER 18, 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.

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ALL those two certain tracts of ground situate in Franklin Township, Greene County, Pennsylvania, having erected a one unit, two story home with an address of 4195 W. Roy Furman Hwy., Waynesburg, PA 15370. This lot is assessed for tax purposes as Greene County Tax Map Number 07-03-208.

PROPERTY ADDRESS: 4195 W. Roy Furman Hwy, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07/03/208

Seized and taken into execution to be sold as the property of JOSHUA DIEFFENBAUCH in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY.

Attorney for the Plaintiff:

Kirk A. King
Waynesburg, PA 724-627-6114

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-45-2024 AD 277-2016**

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 18, 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.

Situate in the Twp of Jefferson, City of Greene and Commonwealth of PA. HET a dwg k/a 265 Ferncliff Rd., Rices Landing, PA 15357. Tax Parcel No. 15-02-134C BEING the same premises which Melissa Smith f/k/a Melissa Sebek, and Jason Alan Smith, Wife and Husband, by deed dated April 21, 2010 and recorded on April 29, 2010 in the Greene County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 429, Page 1577, granted and conveyed unto Ralph C. Van Divner.

PROPERTY ADDRESS: 265 Ferncliff Rd., Rices Landing, PA 15357

UPI/TAX PARCEL NUMBER: 15/02/134/C

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Seized and taken into execution to be sold as the property of RALPH VAN DIVNER, THE UNITED STATES OF AMERICA in suit of US BANK NATIONAL ASSOCIATION (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982).

Attorney for the Plaintiff:

VITTI LAW GROUP, INC
OAKMONT, PA 412-281-1725

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-40-2024 AD 392-2024**

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, OCTOBER 18, 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 tract of land situate in Springhill Township, Greene County, Pennsylvania, having erected a one unit, two story home with an address of 1031 Ned Ridge Road, New Freeport, PA 15352. This tract is assessed for tax purposes as Greene County Tax Map Number 23-03-137A.

PROPERTY ADDRESS: 1031 Ned Ridge Rd., New Freeport, PA 15352

UPI/TAX PARCEL NUMBER: 23/03/137/A

Seized and taken into execution to be sold as the property of CHARLES CRAMER, ANGIE CRAMER in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY.

Attorney for the Plaintiff:

Kirk A. King
Waynesburg, PA 724-627-6114

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