

# 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. 83**

**March 24, 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.:  
March 28 and March 30, 2022

## CRIMINAL

Arraignments: March 28, 2022  
ARDs: April 11, 2022  
ARD Revocations: April 11, 2022  
Parole Violations: March 28, 2022  
Plea Court: April 12-14, 2022  
License Suspension Appeals: April 19, 2022  
Argument Court: March 28, 2022

## ORPHANS

Accounts Nisi: April 4, 2022  
Accounts Absolute: April 14, 2022

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

Convenes in Pgh.: April 11-14, 2022  
Convenes in Pgh.: April 4-5, 2022  
Convenes in Pgh.: May 16-20, 2022

## ARGUMENTS

Argument Court: April 19, 2022

## CIVIL

Domestic Relations Contempts: March 28, 2022  
Domestic Relations Appeals: March 28, 2022

## JUVENILE

Plea Day: April 21, 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.greenerreports@yahoo.com](mailto: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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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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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## DEED TRANSFERS

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

### CENTER, FRANKLIN, GREENE, JACKSON, RICHHILL AND WAYNE TOWNSHIPS

Ridgetop Appalachia LLC to Emory Peak Minerals LLC, Tracts, O&G, \$10,473,365.00 (3-22-22)

### CUMBERLAND TOWNSHIP

Lance Richard Switalski, et ux., to Jack D. Trackemas, Lot 15 in Smith Additional Plan, Redetermination, \$15,256.00 (3-17-22)  
Andrew W. Vucelik, et ux., to Morgan W. Berardi, Lot in Jamison Place, \$60,914.40 (3-18-22)

### FRANKLIN TOWNSHIP

Nikita Lodging 2 LLC to NYD Hospitality Inc, 2 Tracts, \$237,000.00 (3-21-22)  
Brian K. Stump to Kimberly Wise, 3 Tracts, \$325,000.00 (3-22-22)

### FRANKLIN AND RICHHILL TOWNSHIPS

Ridgetop Royalties LLC to Emory Peak Minerals LLC, Tracts, O&G, \$512,187.00 (3-18-22)

### FREEPORT TOWNSHIP

Guy R. Hostutler, et ux., to EQM Gathering OPCO LLC, R/W, 74.23 Acres, \$26,736.00 (3-16-22)

Guy R. Hostutler, et ux., to EQM Gathering OPCO LLC, R/W, 74.23 Acres, \$69,960.00 (3-16-22)

Guy R. Hostutler, et ux., to EQM Gathering OPCO LLC, R/W, 74.23 Acres, \$160,560.00 (3-16-22)

### GILMORE TOWNSHIP

Carolyn Roupe A/K/A Elizabeth C. Roupe to Denise Piper, 1.5 Acres, \$10,000.00 (3-17-22)

### JACKSON TOWNSHIP

James O. Lyle to EQM Gathering OPCO LLC, R/W, 33.37 Acres, \$52,800.00 (3-16-22)  
Bill B. Gaines to Iron Pennsylvania Land LLC, Tracts, \$867,000.00 (3-17-22)

### MORGAN TOWNSHIP

Lower Ten Mile Joint Sewer Authority to Kayla Outcalt, 2 Tracts, \$87,500.00 (3-17-22)  
Charles E. Coles, et ux., to Joshua Lee Luff, Lot 211 in Mather, \$95,000.00 (3-21-22)

### MORRIS TOWNSHIP

Leonard Rutan to Conrhein Coal Co., et ux., 1 Acre, Coal, \$1,000.00 (3-16-22)

### RICHHILL TOWNSHIP

Mary Ann Bailes to EQT Production Company, 1.35 Acres, O&G, \$291.49 (3-18-22)

### SPRINGHILL TOWNSHIP

William R. Wise, Dr., to EQM Gathering OPCO LLC, R/W, 114.690 Acres, \$1,800.00 (3-16-22)

Zachary B. Beatty to Foss Minerals LLC, 99.1 Acres, O&G, \$3,483.98 (3-21-22)

### WAYNE TOWNSHIP

Ralph E. Moore to Ronald S. Flora, et ux., Lot, \$155,000.00 (3-17-22)  
William R. S. Corwin to David L. Corwin, et ux., 10.748 Acres, \$12,000.00 (3-17-22)

### WAYNESBURG BOROUGH

Robert D. Cowell Irrevocable Income Only Trust, et al., to Fatmir Bibovic, et ux., Lot 103, \$152,750.00 (3-16-22)

William H. Orndoff, Sr., to 449 Racing Street Trust, Lot, \$5,000.00 (3-16-22)

Craig Malet to Joshua K. Maas, et ux., Lot, \$87,500.00 (3-21-22)

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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

PALETTA, JOHN A/K/A JOHN PALETTA, JR.

Late of Carmichaels Borough, Greene County, Pennsylvania  
Executrix: Lori J. Paletta-Davis, 130 Colonial Drive, Waynesburg, PA 15370  
Attorney: Christopher Michael Simms, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

SEMANCIK, THOMAS V.

Late of Clarksville, Greene County, Pennsylvania  
Executrix: Bette Donerutch, 1711 Norsen Drive, Pittsburgh, PA 15243  
Attorney: Eric J. Yandrich, Esquire, 2101 Greentree Road, Pittsburgh, PA 15220

### SECOND PUBLICATION

BLUE, DAVID O.

Late of Franklin Township, Greene County, Pennsylvania  
Administratrix c.t.a.: Connie A. Blue, 1040 9<sup>th</sup> Street, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

COLDREN, DAVID FREDERICK A/K/A DAVID F. COLDREN

Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Nora H. Coldren, 525 Fifth Avenue, Waynesburg, PA 15370  
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

CRILE, BEVERLY A/K/A BEVERLY Y. CRILE

Late of Jefferson Borough, Greene County, Pennsylvania  
Administrator: Bonnie Crile, 478 Dividing Ridge Road, Waynesburg, PA 15370  
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

SWARTZ, DONALD R.

Late of Rices Landing, Greene County, Pennsylvania  
Executor: Glenn T. Swartz, 123 Tee Drive, Madsville, WV 26541  
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

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TICHENOR, ARDETH N.

Late of Waynesburg, Greene County, Pennsylvania  
Administratrix: Benjamin M. Tichenor, Jr., 464 Green Valley Road, Waynesburg, PA 15370  
Attorney: Clark A. Mitchell, Esquire, 17 South College Street, Washington, PA 15301 (724) 229-9500

WELLING, RONALD F.

Late of Richhill Township, Greene County, Pennsylvania  
Executrix: Barbara Mannion, 1986 Aleppo Road, Wind Ridge, PA 15380  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

### THIRD PUBLICATION

KELLEY, DOROTHY

Late of Washington Township, Greene County, Pennsylvania  
Executrix: Jackie Tedrow, 213 Chartiers Road, Jefferson, PA 15344  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-3-2022 AD-184-2020**

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 01, 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.

All those two (2) certain tracts of land situate in Cumberland Township, Greene County, Pennsylvania, bounded and described as follows:

TRACT NO. I: BEGINNING at the Southeastern intersection of Cherry Street and Single Street; thence by the Eastern side of Single Street, South 18° 50' East 362.91 feet to a 50 foot street; thence along the Western side of said 50 foot street, North 14° 4' East 398.07 feet to land now or formerly of Artie Bishop; thence by land nor or formerly of Artie Bishop, North 75° 56' West

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119.50 feet to Cherry Street; thence by the Southerly side of Cherry Street, South 53° 51' West 121.41 feet to Single Street and the place of BEGINNING.

BEING Lots No. 27, 28 and 29 in the Metroka Plan of Lots as recorded in Recorder's Office of Greene County, Pennsylvania, in Deed Book Vol. 474, Page 551.

TOGETHER with and SUBJECT to the terms specified in the Quit Claim Deed from Edgar A. Harris and Debra A. Harris, his wife, to Susan Angelini, Executrix of the Estate of Margaret G. Antonelli, deceased, dated and recorded April 20, 2018 in Record Book 513, Page 1749 and Quit Claim Deed from Susan Angelini, Executrix of the Estate of Margaret G. Antonelli, deceased, to Edgar A. Harris and Debra A. Harris, his wife, dated April 20, 2018 and recorded May 14, 2018 in Record Book 514, Page 504.

SUBJECT to all exceptions, reservations, conditions and rights-of-way as recorded in prior instruments of record or visible upon inspection.

This tract is identified as Greene County Tax Map Nos. 0507309 and 0507311 according to the records of the Assessment Office of Greene County, Pennsylvania.

TRACT NO. II: BEGINNING at a pipe on the East side of fifty foot street, which pipe is South 75° 56' East 50 feet and South 14° 04' West 14.64 feet from a pipe at the Northeast corner of the other land now or formerly of the grantees herein; thence by other land now or formerly of the grantors herein, South 75° 56' East 167.45 feet to a pipe; thence by same, South 14° 04' West 50 feet to a pipe; thence by same, South 43° 49' West 337.45 feet to a pipe on the East side of said fifty foot street; thence along the East side of said fifty foot street, North 14° 04' East 342.90 feet to a pipe, the place of BEGINNING.

CONTAINING 0.755 of an Acre, according to survey made by Ron E. Wilson, R.P.E., in July 1966.

EXCEPTING AND RESERVING therefrom and thereout all the Nine-foot, Pittsburgh or River vein or seam of coal within and underlying said lot or parcel of land, together with mining rights, and other rights and privileges appurtenant thereto, as heretofore conveyed by deeds of record.

TOGETHER with and SUBJECT to the terms specified in Quit Claim Deed from Edgar A. Harris and Debra A. Harris, his wife, to Susan Angelini, Executrix of the Estate of Margaret G. Antonelli, deceased, dated and recorded April 20, 2018 in Record Book 513, Page 1749 and Quit Claim Deed from Susan Angelini, Executrix of the estate of Margaret G. Antonelli, deceased, to Edgar A. Harris and Debra A. Harris, his wife, dated April 20, 2018 and recorded May 14, 2018 in Record Book 514, Page 504.

SUBJECT to all exceptions, reservations, conditions and rights-of-way as recorded in prior instruments of record or visible upon inspection.

This tract is identified as Greene County Tax Map No. 0507124B according to the records of the Assessment Office of Greene County, Pennsylvania.

BEING the same tract of land conveyed to Cody A. Ruse, by Deed of Susan Angelini, Executrix of the Estate of Marge G. Antonelli a/k/a Margaret G. Antonelli, deceased, dated and recorded June 15, 2018, in Record Book 515, Page 2156.

Premises Being: 28 Single Street, Carmichaels, PA 15320

PROPERTY ADDRESS: 28 Single Street, Carmichaels, PA 15320  
UPI / TAX PARCEL NUMBER: 05-07-309, 05-07-311, 05-07-124-B

**Seized and taken into execution to be sold as the property of CODY A RUSE in suit of PENNSYLVANIA EQUITY RESOURCES, INC.**

**Attorney for the Plaintiff:**  
Brock & Scott PLLC  
Mount Laurel, NJ

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

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-3-2020 AD-809-2019**

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 01, 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.

ALL that certain parcel of land situate in Cumberland Township, Greene County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Westerly side of Cross Street, 80 feet East of the Northeast corner of the intersection of Cross Street and Orchard Alley; thence in a Easterly direction along the Northerly side of Cross Street, 60 feet to the middle of Lot No. 65 of the John Baily Plan of Lots; thence in a Northerly direction through the middle of Lot No. 65, 120 feet to a point on Lot No. 51; thence in a Westerly direction along Lot Nos. 51 and 50 for a distance of 60 feet to a point corner to Lots Nos. 50, 49 and 67; thence in a Southerly direction along Lot No. 67, 120 feet to a point, the place of beginning.

BEING all of Lot No. 66 and the Western one-half of Lot No. 65 of the John Baily PLN OF Lots, as the same appears of record in the Recorder's Office of Greene County, Pennsylvania, in Plot Book Volume 1, Page 5. EXCEPTING and reserving all the Pittsburgh or River vein of coal, together with the necessary mining rights, as heretofore conveyed.

SUBJECT to an oil and gas lease now on said premises, and hereby reserving to the parties entitled thereto all rentals and royalties falling due under said lease.

BEING KNOWN AS: 102 CROSS STREET, CARMICHAELS, PA 15320

PROPERTY ID NUMBER: 05-16-608

BEING THE SAME PREMISES WHICH STEVEN W. MILLER, UNMARRIED BY DEED DATED 12/15/2014 AND RECORDED 12/17/2014 IN THE OFFICE OF THE RECORDER OF DEEDS IN DEED BOOK 475 AT PAGE 1262, GRANTED AND CONVEYED UNTO JOHN A. LASKO AND KELLY A. LASKO, HUSBAND AND WIFE.

PROPERTY ADDRESS: 102 Cross Street, Carmichaels, PA 15320

UPI / TAX PARCEL NUMBER: 05-16-608

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Seized and taken into execution to be sold as the property of JOHN A. AND KELLY A. LASKO, JOHN LASKO in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:  
KML Law Group, P.C.  
Philadelphia, PA 215-627-1322

MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania

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## SHERIFF'S SALE

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### By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-39-2018 AD-789-2017

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 22, 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.

ALL that certain house and lot of ground situate in Carmichaels Borough, Greene County, Pennsylvania, bounded and described as follows:

BEGINNING on the West side of South Market Street at the corner of lands now or formerly Agnes Areford; thence by lands now or formerly of Agnes Areford, South 71 degrees 50' West 166 feet to a point, corner of lands now or formerly of Thomas Wright; thence by lands now or formerly of Thomas Wright, North 25 degrees 10' West 69.5 feet to a point, corner of lands now or formerly of Laura Fox; thence by lands now or formerly of Laura Fox, North 74 degrees 56' 40'' East 174.74 feet to a point at West side of South Market Street; thence by South Market Street, South 15 degrees 10' East 59.5 feet to a point, the place of BEGINNING.

BEING THE SAME PREMISES which David O'Dell Davis and Colleen Davys, husband and wife, by Deed dated 07/22/2005 and recorded 08/01/2005 in the Office of the Recorder of Deeds in and for the County of Greene in Deed Book 0328, Page 0384, granted and conveyed unto David O'Dell Davis and Colleen Davis, husband and wife, tenants by the entireties, in fee.

Tax Parcel: 02-04-191  
Premises Being: 229 South Market St, Carmichaels, PA 15320

PROPERTY ADDRESS: 229 South Market St, Carmichaels, PA 15320

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UPI / TAX PARCEL NUMBER: 02/04/191//

Seized and taken into execution to be sold as the property of DAVID O'DELL DAVIS A/K/A DAVID ODELL DAVIS A/K/A DAVID DAVIS; COLLEN DAVIS in suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-CTX1, ASSETBACKED CERTIFICATES, SERIES 2005-CTX1.

Attorney for the Plaintiff:  
Brock & Scott PLLC  
Mount Laurel, NJ 844-856-6646

MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania