

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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May 5, 2022



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Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

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Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

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COMMONWEALTH COURT

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Convenes in Pgh.: May 10-11, 2022
Convenes in Pgh.: May 16-20, 2022

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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
Blake Birchmeier, Treasurer
Jessica L. Phillips, Ex-Officio

ARGUMENTS

Argument Court: May 18, 2022

CIVIL

Domestic Relations Contempts: May 23, 2022
Domestic Relations Appeals: May 23, 2022

JUVENILE

Plea Day: May 19, 2022

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Fish Creek Oil Company to The Mineral Company, et ux., 43.562 Acres, O&G, \$387,701.80 (5-2-22)

Sandra Rilet to The Mineral Company, et ux., 177 Acres, O&G, \$298, 880.80 (5-2-22)
Diane Barnhart, et ux., to three Rivers Royalty LLC, 100 Acres, O&G, \$25,000.00 (5-3-22)

CUMBERLAND TOWNSHIP

Robert J. Udovic, et ux., to D. Joseph Throckmorton, et ux., 40 Acres, \$150,000.00 (4-29-22)
Robert MCMillen, et ux., to John Allen Wells, Jr., et ux., 2 Tracts, \$290,000.00 (4-29-22)
Jason E. Whipkey, et ux., to Matthew A. Vickless, 2 Tracts, \$165,000.00 (5-3-22)

CUMBERLAND TOWNSHIP AND CARMICHAELS BOROUGH

Robert D. Bowman to Justin D. Newman, 2 Tracts, \$85,900.00 (5-3-22)

DUNKARD TOWNSHIP

John W. Johnston, et al., to Bradley C. Morrison, et ux., 5.658 Acres, \$369,000.00 (5-3-22)

FRANKLIN TOWNSHIP

New Leaf Property Development LLC to Gregory R. Balmer, .643 Acre, \$168,000.00 (4-28-22)
Lois L. Riggs by Agent A/K/A Lois Lorraine Riggs by Agent, et ux., to Edward L. Hinerman, 3 Tracts, \$500,000.00 (4-28-22)

FREEPORT TOWNSHIP

Laboratory Presbyterian Church to The Mineral Company, et ux., 87.748 Acres, O&G, \$14,624.66 (5-3-22)

GREENE TOWNSHIP

Virginia P. Cumpston, et al., to Kimberly Caseday, 1.022 Acres, \$467.98 (4-28-22)

JACKSON TOWNSHIP

Bradley E. Phillips, et ux., to EQT Production Company, 1 Acre, O&G, \$1,875.00 (5-3-22)
Linda Kay Dandeo to EQT Production Company, 1 Acre, O&G, \$937.50 (5-3-22)
Beverly P. Rabovsky, et ux., to EQT Production Company, 85.64 Acres, O&G, \$1,052.55 (5-3-22)

Bruce Wayne Pifer, et ux., to EQT Production Company, 85.64 Acres, O&G, \$937.50 (5-3-22)
Elwood T. Magdalena to EQT Production Company, 85.64 Acres, O&G< \$1,595.20 (5-3-22)

JEFFERSON BOROUGH

Watson & Sons Plumbing Inc to Moskola Properties LLC, 3 Tracts, \$250,000.00 (5-2-22)

MORGAN TOWNSHIP

Donald L. Daniel, et al., to Cody J. Peebles, 2 Tracts, \$225,000.00 (5-2-22)

MORRIS TOWNSHIP

Matthew M. Muessig, et ux., to EQT Production Company, 104.722 Acres, O&G, Und. ¼ Interest, \$155.15 (5-2-22)

Curtis J. Muessig to EQT Production Company, 104.722 Acres, O&G, Und. ¼ Interest, \$155.15 (5-2-22)

Conrhein Coal Co, et ux., to David F. Ziefel, 2 Tracts, \$7,500.00 (5-3-22)

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PERRY TOWNSHIP

Steven D. Gilchrist, et ux., to David W. Hall, et ux., 1.116 Acres, \$385,000.00 (4-28-22)
 Matthew R. Pizatella, et ux., to Nicholas W. Cook-Fisher, Tract, \$250,000.00 (4-29-22)
 Dawna L. Sinisi, et ux., to The Mineral Company, et ux., 139.944 Acres, O&G, \$79,30.60 (5-2-22)
 Howard R. Ackley to EQT Production Company, R/W, 7.060 Acres, \$9,360.00 (5-3-22)

RICHHILL TOWNSHIP

Rick W. Scott to EQT Production Company, 2 Lots, O&G, \$162.55 (5-2-22)
 Barbara S. Ailes by Attorney-In-Fact, et ux., to The Mineral Company, et ux., 60.544 Acres, O&G, \$18,834.67 (5-2-22)

SPRINGHILL TOWNSHIP

Ruth E. Keffer Estate, et ux., to EQT Production Company, 47.206 Acres, O&G, \$559.78 (5-2-22)
 Rhetta C. Fischer to EQT Production Company, 47.206 Acres, O&G, \$1074.78 (5-2-22)
 Susan K. Weber et ux., to The Mineral Company, et ux., 25 Acres, O&G, \$4,115.23 (5-3-22)
 Karen Lee Larson, et ux., to The Mineral Company, et ux., 25 Acres, O&G, \$4,115.23 (5-3-22)

SPRINGHILL AND ALEPPO TOWNSHIP

Janet L. Mack to The Mineral Company, et ux., 3 Tracts, O&G, \$19,801.19 (5-2-22)

WAYNE TOWNSHIP

Richard L. Phillips to EQT Production Company, R/W, 37.79 Acres, \$51,600.00 (5-3-22)
 Joseph Burke, et ux., to EQT Production Company, R/W, \$33,333.33 (5-3-22)

WAYNESBURG BOROUGH

Robert Bruce Laws Estate A/K/A Robert B. Laws Estate, et ux., to Country Greens LLC, Lot, \$115,000.00 (5-2-22)

WHITELEY TOWNSHIP

Carol Granstrom to Aunix Energy LLC, Tracts, O&G, \$300.00 (4-27-22)
 William E. Lockart A/K/A William E. Lockart, Jr., to Aunix Energy LLC, 3 Tracts, O&G, \$2,153.13 (4-27-22)
 Cynthia L. Lemley to Willow Point Minerals LLC, 14.0345 Acres, O&G, \$157,186.40 (5-2-22)
 Marlene Alberta Hunnell to EQT Production Company, R/W, 71.08 Acres, \$20,000.00 (5-3-22)

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

BECK, MARIE ALICE A/K/A MARIE A. BECK
 Late of Cumberland Township, Greene County, Pennsylvania
 Administrator: Joseph Edwards Miscenko, 218 Thornton Road, Brownsville, PA 15417
 Attorney: James W. Haines, Jr., Attorney At Law, 1202 West Main Street, Monongahela, PA 15063

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BOWERS, HAROLD D.
 Late of Gray Township, Greene County, Pennsylvania
 Co-Executors: Bridget N. Haldeman and Martin B. Haldeman, III, 395 Riggle Road, Aleppo, PA 15370
 Attorney: None

IAMS, CLARA LOUISE A/K/A CLARA L. IAMS A/K/A CLARA IAMS
 Late of Center Township, Greene County, Pennsylvania
 Executors: Linda S. Moore and John R. Iams, C/O Kelly A. Stepp, Esquire, Stepp Law Offices, 65 N. Richhill Street, Suite 101, Waynesburg, PA 15370
 Attorney: Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370

MORTON, DEBORAH H.
 Late of Waynesburg Borough, Greene County, Pennsylvania
 Administrator: Sylvia Morton, 171-A N. Porter Street, Waynesburg, PA 15370
 Attorney: Christopher M. Simms, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

COX, DOLORES E.
 Late of Jefferson Township, Greene County, Pennsylvania
 Administratrix: Cathy A. Feigly, C/O Pratt Law Offices, LLC, 223 East High Street, Waynesburg, PA 15370
 Attorney: Kimberly J. Simon-Pratt, Esquire, Pratt Law Offices, LLC, 223 East High Street, Waynesburg, PA 15370

KUBASIK, JOSEPH
 Late of Morgan Township, Greene County, Pennsylvania
 Executrix: Karen M. Benson, 1331 Lexington Drive, Lawrence, PA 15055
 Attorney: Daniel P. Gustine, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

LESKO, MELODY S.
 Late of Cumberland Township, Greene County, Pennsylvania
 Executor: Francis Lesko, 113 First Street, PO Box 232, Crucible, PA 15325
 Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

STEINMILLER, LINDA KAY A/K/A LINDA STEINMILLER A/K/A LINDA K. STEINMILLER
 Late of Morgan Township, Greene County, Pennsylvania
 Executrix: Margaret Hepple, 107 Maple Road, Daisytown, PA 15427
 Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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THIRD PUBLICATION

HOY, CARL W. JR.

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Phyllis Kay Kamerer, 5550 Route 85 Highway, Home, PA 15747
Attorney: Christopher Michael Simms, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

TOPORCER, JOHN

Late of Morgan Township, Greene County, Pennsylvania
Executor: Randy J. Toporder, 123 Stillwagon, Road, Ruffs Dale, PA 15679
Attorney: Theodore M. Treovich, Esquire, 511 Greenfield Avenue, Pittsburgh, PA 15207

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-8-2022 AD-720-2021

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, MAY 27, 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 lot or parcel of land situate in Monongahela Township, Green County, Pennsylvania, being more particularly bounded and described as follows:
BEGINNING at an iron pin on the southern side of L.R. 30068; thence along other lands of Duquesne Light Company and along L. R. 30068, South 80° 15' West 92.07 feet to an iron pin, corner to land now or formerly owned by the Solomon and Teslovich Construction Company; thence along said lands, North 19° 52' West 186.83 feet to an iron pin; thence continuing along said lands, North 82° 35' East 128.14 feet to an iron pin, corner to land nor or formerly owned by Mrs. Joseph Burich; thence along said lands, South 7° 21' East 159.00 feet to the place of BEGINNING.

CONTAINING 0.405 acre, more or less.

EXCEPTING AND RESERVING unto Duquesne Light Company, its successors and assigns all that coal and several seams in and underlying said land, together with the right to mine and remove all said coal and the free and uninterrupted right and right of way into and under said land, but not upon the surface at such points and all operations in said coal and any other coal now owned or hereafter acquired by the said Duquesne Light Company, its successors and

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assigns, including the right to transport supplies and the right to dig, mine, drain, ventilate, transport and carry away said coal and other coal now owned or which may hereafter be acquired by the said Duquesne Light Company, its successors and assigns, without being required to lease or provide support for the underlying strata or surface or anything therein or thereon and without being liable for surface subsidence or damages of any sort arising from the removal of and all operations in said coal and said other coal, it being understood and agreed that the rights hereby accepted and reserved shall be in enlargement and not in restriction of the rights incidental to the ownership of coal.

ALSO ECXCEPTING AND RESERVING further unto Duquesne Light Company, its successors and assigns, all the oil and gas in or under said land, without, however the right to enter upon the surface for the purpose of exploring for and producing said oil and gas.

ALSO EXCEPTING AND RESERVING all other minerals, coal, oil and gas not previously excepted and reserved in the chain of title.

SUBJECT to all estates, rights-of-way, easements, covenants, licenses, privileges and releases of record which have hitherto been granted by Duquesne Light Company, or its predecessors in title and any other condition apparent on the ground.

SUBJECT to all exceptions, reservations, conditions and rights-of-way as may appear in the chain of title or visible upon inspection.

This lot is identified as Greene County Tax Map No. 1604131 according to the records of the Assessment Office of Greene County, Pennsylvania

BEING the same lot or parcel of land conveyed to Harold D. Wright and Tamara A. Wright, husband and wife, by Deed of Edward J. Kendralla and Josephine S. Kendralla Revocable Living Trust, Lawrence M. Strafton, Trustee, dated February 3, 2020, and recorded February 3, 2020, in Record Book 534, Page 93. The said Harold D. Wright died November 28, 2020, thereby vesting fee simple title unto his surviving spouse Tamara A. Wright.
16-04-131//

PROPERTY ADDRESS: 231 Greensboro Road, Greensboro, PA 15338

UPI / TAX PARCEL NUMBER: 16-04-131//

Seized and taken into execution to be sold as the property of TAMARA A WRIGHT in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE.

Attorney for the Plaintiff:
Kirk A. King
Waynesburg, PA 724-627-6114

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