

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. 13

October 20, 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.:
October 24 and 26, 2022

CRIMINAL

Arraignments: October 24, 2022
ARDs: November 14, 2022
ARD Revocations: November 14, 2022
Parole Violations: October 24, 2022
Plea Court: November 9, 10, and 11, 2022
License Suspension Appeals: October 25, 2022
Argument Court: TBD

ORPHANS

Accounts Nisi: November 7, 2022
Accounts Absolute: November 17, 2022

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: October 24-28, 2022
Convenes in Pgh.: November 1-2, 2022
Convenes in Pgh.: February 6-10, 2023

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: October 26, 2022

CIVIL

Domestic Relations Contempts: October 24, 2022
Domestic Relations Appeals: October 24, 2022

JUVENILE

Plea Day: October 20, 2022

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Edward R. Jackman to EQT Production Company, 14.61875 Acres, O&G, \$1,826.66 (10-18-22)

ALEPPO, FREEPORT, AND SPRINGHILL TOWNSHIPS

Virginia N. Ruffing to The Mineral Company, et ux., Tracts, O&G, \$490,760.81 (10-12-22)

CENTER AND WAYNE TOWNSHIP

John Allen Wells, Jr., et ux., to Franklin S. Straight, et ux., 3 Tracts, \$385,000.00 (10-12-22)

CUMBERLAND TOWNSHIP

Philip L. Gideon to Lauren Riley, 1.0926 Acres, \$174,900.00 (10-12-22)
Valerie F. Burchianti, et ux., to Ivan W. Robinson, III, .534 Acre, \$500.00 (10-13-22)
James J. Matis, et ux., to Todd M. Ely, 22.523 Acres, \$285,000.00 (10-13-22)
William R. Knight to Carla Wasko, et ux., Tract, \$180,000.00 (10-14-22)

DUNKARD TOWNSHIP

Roseann Rose to Brandyn F. Schaum, et ux., 2 Acres, \$232,000.00 (10-14-22)

FRANKLIN TOWNSHIP

Phillip A. Peters, et ux., to Adam Knight, Lot, East End Plan, \$170,000.00 (10-12-22)
Lance W. Phatuross, et ux., to Caitlin Ann Marton, et ux., Lot 91, Bonar Plan, \$177,500.00 (10-13-22)

Kirt P. Wilson to The Mineral Company, et ux., 55.407 Acres, O&G, \$8,046.33 (10-13-22)
Zachary C. Sargent, et ux., to Gary L. Zupper, Jr., Lot, \$260,000.00 (10-14-22)
Louise Baldauf, to The Mineral Company, et ux., 146.118 Acres, O&G, \$5,616.57 (10-18-22)
Rebecca L. Reese to The Mineral Company, et ux., 2 Tracts, O&G, \$26,496.00 (10-18-22)
Elizabeth A. Hook to Zachary C. Sargent, et ux., 2 Tracts, \$325,000.00 (10-18-22)

FREEPORT TOWNSHIP

Troy M. Ruditis to The Mineral Company, et ux., 102.24 Acres, O&G, \$30,672.00 (10-18-22)

GILMORE TOWNSHIP

Frank Grim, et ux., to The Mineral Company, et ux., 57 Acres, O&G, \$12,989.36 (10-12-22)
Bernard L. Crawford, et ux., to EQT Production Company, 2 Tracts, O&G, \$1,260.00 (10-12-22)

Tomothy L. Fretts, et ux., to Equitrans LP, R/W, \$72,208.00 (10-18-22)

GREENE TOWNSHIP

Richard A. Clark Estate, et ux., to Joseph F. John, 110.437 Acres, \$300,000.00 (10-14-22)

JACKSON TOWNSHIP

Pamela Jane Lahew Clark to Kesterson Real Estate LLC, 58.7695 Acres, \$17,600.00 (10-13-22)

William J. Keener, et ux., to Kesterson Real Estate LLC, 7 Acres, \$10,500.00 (10-13-22)

JACKSON AND RICHHILL TOWNSHIPS

Thomas R. Reed, et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$3,012.23 (10-12-22)
Michael Nelson to The Mineral Company, et ux., 92.01 Acres, O&G, \$13,144.28 (10-13-22)

JEFFERSON TOWNSHIP

Dawn R. Murray, et al., to Susan R. Cobert, Lot 49, Braden Farm Plan, \$119,000.00 (10-13-22)

MORGAN TOWNSHIP

Kristina M. Royer, et ux., to Shaun Wilson, et ux., 1.5 Acres, \$35,000.00 (10-13-22)
Jerry L. Davis, et ux., to David B. Johnson, 2.5 Acres, \$299,900.00 (10-18-22)

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Tesla N. London to Michelle A. Clemens, et ux., .71 Acre, \$80,000.00 (10-18-22)

RICHHILL TOWNSHIP

Terry A. Griffith to EQT Production Company, 7 Tracts, O&G, \$1,206.83 (10-12-22)
Josephine M. Griffith by Attorney-In-Fact, et ux., to The Mineral Company, et ux., 7 Tracts,
O&G, \$3,620.48 (10-12-22)

Frank P. Lushen, et ux., to R. Ryan Mooney, et ux., 2 Tracts, \$172,500.00 (10-12-22)

Marilyn Martin to EQT Production Company, 1.35 Acres, O&G, \$1,000.00 (10-18-22)

SPRINGHILL TOWNSHIP

Wilma Marie Morris to The Mineral Company, et ux., 2 Tracts, O&G, \$51,561.97 (10-12-22)

Robert G. Kimble, Jr., et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$8,977.90 (10-12-22)

Mary Liann Hickman A/K/A M. Luann Hickman to Sandhill Royalty LP, Tracts, O&G,
\$1,550.00 (10-17-22)

Harriette J. Habern, et ux., to The Mineral Company, et ux., 94 Acres, O&G, \$2,217.98 (10-18-22)

Darlene Farley Suhay, et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$5,497.12 (10-18-22)

Kay Lou Blair, et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$5,866.22 (10-18-22)

WAYNE TOWNSHIP

Pamela P. Barrow, et ux., to DUC Hunter LLC, 81.5 Acres, O&G, \$28,000.00 (10-13-22)

H. Victor Penn to DUC Hunter LLC, 81.5 Acres, O&G, \$28,000.00 (10-13-22)

Ronald E. Eddy to EQT Production Company, 1.03 Acres, O&G, \$1,248.28 (10-18-22)

WAYNESBURG BOROUGH

David A. Bedilion, et ux., to David D. Areford, 2 Lots, \$63,816.60 (10-12-22)

WHITELEY TOWNSHIP

Anna Marie Rethage Estate A/K/A Anna M. Rethage Estate, et ux., to Michael P. Phillips, et ux., 44.2396 Acres, \$100,000.00 (10-13-22)

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

HANN, DARLENE G. A/K/A DARLENE L. HANN A/K/A DARLENE G. HAM

Late of Franklin Township, Greene County, Pennsylvania

Executrix: Jacqueline K. Gray, 230 Crago Avenue, Waynesburg, PA 15370

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

JACKSON, MARGARET LOUISE A/K/A MARGARET S. JACKSON

Late of Morgan Township, Greene County, Pennsylvania

Executor: John R. Bristor, 70 Rinehart Lane, Waynesburg, PA 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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JURCEVICH, FRANK

Late of Morgan Township, Greene County, Pennsylvania

Executor: Jeffrey F. Jurcevic, 246 Brehm Road, Washington, PA 15301

Attorney: Blake J. Birchmeier, Esquire, Pollock Morris Belletti and Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

PHILLIPS, ROBERT G. A/K/A ROBERT G. PHILLIPS, SR. A/K/A ROBERT GENE PHILLIPS, SR.

Late of Cumberland Township, Greene County, Pennsylvania

Executrix: Kimberly A. Jones, 415 West Roy Furman Highway, Wind Ridge, PA 15380

Attorney: Blake J. Birchmeier, Esquire, Pollock Morris Belletti and Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

PUGLIA, ELAINE A/K/A ELAINE OSSO PUGLIA

Late of Waynesburg, Greene County, Pennsylvania

Testator: Paul Puglia, c/o Karen S. Timko, CELA, and Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220

Attorney: Karen S. Timko, Certified Elder Law Attorney, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220

SECOND PUBLICATION

KENDRALLA, ROSE EMMA A/K/A ROSE E. KENDRALLA A/K/A ROSE KENDRALLA

Co-Administrator: Debra Henry, 200 East Street, Carmichaels, PA 15320

Co-Administrator: Rita King, 120 Old Dairy Road, Dilliner, PA 15327

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

WELCH, MARGARET E.

Late of Cumberland Township, Greene County, Pennsylvania

Administratrix: Margaret Martin a/k/a Peg Martin, 313 Fifth Avenue, PO Box 334, Crucible, PA 15325

Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Stret, Waynesburg, PA 15370

THIRD PUBLICATION

COX, KEVIN RAY A/K/A KEVIN R. COX

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: John E. Cox, Jr., 413 Ceylon Road, Carmichaels, PA 15320

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HIGINBOTHAM, LINDA KAY

Late of Freeport Township, Greene County Pennsylvania

Executor: Jeffrey Rizor, 479 Garrison Ridge Road, New Freeport, PA 15352

Attorney: R. Anthony DeLuca, Esquire, 225 Ross Street, 4th Floor, Pittsburgh, PA 15219

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MENEAR, JAMES E. JR.

Late of Perry Township, Greene County, Pennsylvania
Administratrix: Pamela Menear, 170 Dairy Farm Road, Mt. Morris, PA 15349
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

WISE, PATRICIA ANN

Late of Gilmore Township, Greene County, Pennsylvania
Administratrix: Samantha Slater, 213 Six Run Road, New Freeport, PA 15352
Attorney: Christopher M. Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

FICTITIOUS NAME NOTICE

Notice is hereby given of the filing of an application for Registration of Fictitious Names as follows:

The Fictitious Name is: Phillips & Ross, LLC
The address of the principal office or the principal place of business to be carried on is: 82 West High Street, Waynesburg, PA 15370
The names and addresses of the persons who are party to the registration are: Jessica L. Phillips and Timothy M. Ross, 82 West High Street, Waynesburg, PA 15370
An application for a fictitious name was filed on May 2, 2022 in the Department of State, under the Fictitious Names Act, 54 Pa.C.S.A. 302 et seq., Act of December 16, 1982, No. 295, P.L. 1309.

LEGAL NOTICE

NOTICE is hereby given that on October 17, 2022 at No 127, Miscellaneous Docket, 2022, Sue Ellen Kingan, Director of the Tax Claim Bureau of Greene County, Pennsylvania, presented to the Court of Common Pleas of Greene County, Pennsylvania, the Bureau's Consolidated Return with respect to the properties exposed at public sale for delinquent taxes on Wednesday, September 14, 2022, pursuant to provisions of the Real Estate Sale Law of 1947, P.L. 1368, as amended; 72 P.S. 5860.102, et seg.

Said Consolidated Return and Sales so made were confirmed nisi by said Court on October 17, 2022.

Unless objections or exceptions are filed to said sales, by any owner or lien creditor, within thirty (30) days after the date of October 17, 2022 to wit: November 17, 2022, said Return and Sales so made shall be confirmed absolutely.

Sue Ellen Kingan
Greene County Tax Claim Director

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-28-2022 AD-434-2022

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 28, 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.

By virtue of Writ of Execution No. AD-434-2022
Rushmore Loan Management Services, LLC (Plaintiff) vs. Joseph C. Culp (Defendant)
Property Address 395 1st Avenue, Waynesburg, PA 15370
Parcel I.D. No. 26-02-333
Greene County Recorder of Deeds Office at Deed Book Volume 504 at Page 1230, as Instrument No. 201700005101
Improvements thereon consist of residential dwelling.
Judgment Amount: \$180,719.24
Attorney for Plaintiff: Hladik, Onorato & Federman, LLP
298 Wissahickon Avenue
North Wales, PA 19454

PROPERTY ADDRESS: 395 1st Avenue, Waynesburg, PA 15370
UPI / TAX PARCEL NUMBER: 26-02-333

Seized and taken into execution to be sold as the property of JOSEPH C CULP, JOSEPH C CULP in suit of RUSHMORE LOAN MANAGEMENT SERVICES, LLC.

Attorney for the Plaintiff:
Hladik, Onorato & Federman, LLP
North Wales, PA 215-855-9521

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania