

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 12, 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.:
May 16 and May 18, 2022

CRIMINAL

Arraignments: May 16, 2022
ARDs: June 13, 2022
ARD Revocations: June 13, 2022
Parole Violations: May 16, 2022
Plea Court: June 10-12, 2022
License Suspension Appeals: June 21, 2022
Argument Court: May 23, 2022

ORPHANS

Accounts Nisi: May 2, 2022
Accounts Absolute: May 12, 2022

SUPREME COURT SUPERIOR COURT COMMONWEALTH COURT

Convenes in Pgh.: June 7, 2022
Convenes in Pgh.: June 21-22, 2022
Convenes in Pgh.: May 16-20, 2022

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Kayla M. Sammons
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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

CUMBERLAND TOWNSHIP

The First Christian Church of Carmichaels, et ux., to Joseph Pomplas, et ux., .187 Acre, (5-4-22)

Miachel A. Lewis, et ux., to Christopher Whipkey, Lots 106-108 in Gwynne Addition, \$268,000.00 (5-5-22)

Walter F. Henderson, et al., to Evan Miller Farms LLC, 31.804 Acres, \$95,412.00 (5-10-22)

DUNKARD TOWNSHIP

William Patrick Shiel, Jr., et ux., to Nathaniel Wajler, et ux., Lots 7-8 in Huggins Plan, \$178,000.00 (5-4-22)

FRANKLIN TOWNSHIP

Betsy W. Golding, et ux., to Thomas W. Ankrom, II, et ux., 2.892 Acres, \$4,750.00 (5-5-22)

JEFFERSON TOWNSHIP

M. D. Butler, et ux., to DTM Appalachia Gathering LLC, 15.7322 Acres, \$800,000.00 (5-6-22)

MORGAN TOWNSHIP

Wesley J. Corbett, et ux., to Christopher M. Piper, Jr., et ux., Lot 236 in Mather, \$450,000.00 (5-9-22)

MORRIS AND WASHINGTON TOWNSHIPS

Mary M. Pettit by Agent, et ux., to Consol Pennsylvania Coal Co LLC, et ux., 130.317 Acres, \$450,000.00 (5-9-22)

PERRY TOWNSHIP

Shannon Run Farms LLC to EQT Production Company, R/W, 71.12 Acres, \$4,083.71 (5-4-22)

Daniel J. Werkmeister to AMP V LP, 11.675 Acres, O&G, \$55,456.25 (5-9-22)

Diann L. Craig to AMP V LP, 11.675 Acres, O&G, \$55,456.25 (5-9-22)

SPRINGHILL TOWNSHIP

Cindy Jo Ingram to The Mineral Company, et ux., 5 Tracts, O&G, \$24,511.88 (5-4-22)

Nancy Rae Butler to Foss Minerals LLC, Tract, O&G, \$9,000.00 (5-9-22)

SPRINGHILL AND FREEPORT TOWNSHIPS

Patricia Ann Felicetti, et ux., to Mulligan Mineral Partners LLC, 137.223 Acres, O&G, \$2,800.00 (5-5-22)

WAYNESBURG BOROUGH

Matthew Bland to John Krause, et ux., Lot, \$40,000.00 (5-4-22)

Melody R. Cox, et al., to David Ammons, et ux., Lot, \$155,000.00 (5-4-22)

Wilmington Savings Fund Society FSB, et al., to Dennis Mock, Lot, \$49,000.00 (5-5-22)

Floyd W. Long, III, et ux., to Alexander Miller, Lot, \$189,900.00 (5-6-22)

WHITELEY TOWNSHIP

Betsy W. Golding, et ux., to Thomas W. Ankrom, II, et ux., 39.219 Acres, \$95,250.00 (5-5-22)

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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

CLARK, MARGRETTA M.

Late of Franklin Township, Greene County, Pennsylvania

Executrix: Sherry Abbott, 216 Good Street, Waynesburg, PA 15370

Attorney: Adam J. Belletti, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

PUZELLA, FRANK JUNIOR

Late of Dunkard Township, Greene County, Pennsylvania

Administrator: Mollie Puzella, c/o Pratt Law Offices, LLC, 223 East High Street, Waynesburg, PA 15370

Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street, Waynesburg, PA 15370

SECOND PUBLICATION

BECK, MARIE ALICE A/K/A MARIE A. BECK

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: Joseph Edwards Miscenko, 218 Thorton Road, Brownsville, PA 15417

Attorney: James W. Haines, Jr., Attorney At Law, 1202 West Main Street, Monongahela, PA 15063

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

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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

THIRD 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

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON June 6, 2022 FOR NISI CONFIRMATION AND ON June 16, 2022 FOR FINAL CONFIRMATION.

The First and Final Account of Sallie Cochran and Hilda Aikens, Co-Executrices of Estate of Anancy Ann Fox a/k/a Nancy S Fox, late of Waynesburg, Greene County, Pennsylvania

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

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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 now 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 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 EXCEPTING 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.

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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

2022 Unclaimed Property List

SEARCH UNCLAIMED PROPERTY

Greene County has unclaimed property waiting to be claimed.

For information about the nature and value of the property,
or to check for additional names, visit www.patresury.gov

Pennsylvania Treasury Department

Notice of Names of Persons Appearing to be Owners of Abandoned and Unclaimed Property

Greene County

Listed in Alphabetical Order by Last Known Reported Zip Code

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*For information about the nature and value of the property,
or to check for additional names, visit **www.patreasury.gov***

Greene County

15310
Watson John W

15315
Manteau Jeanne M
Mcmc
Pritchard Sheila S

15316
Bosle Lynn
Ferguson Patricia A
Haky David

15320
Burns Shelly L, Todd
Forgen Betty R
Garrett Summerlea
Goldsberry Tricia
Harvey Milfred D
Herrington Ryan L
Jeffries Frank
Lemley Brian E
Marietta Andrew
Melton James R
Phillips Justin J
Riley Dawn Jr
Sanders Susan M
Sargent Norma
Sebulsky Dennis
Sheetz
Simpson Brett William, Linda J
Stoneking Daniel C
Swann Julie
T & A Automotive Serv
Thomas Rickie L
Tohtsoni Theron
Tuggle Steven Michael

15322
Andrews Sarah

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Ankrom Barbara
Capstone General
Deems Lawrence
Lilley Karrie S
Nedley None Jeff E
Rathbun Beverly
Wood Paul O

15325
Hanko Dorothy
Plumley Carla
White John

15327
Farrell Tonya
Horvwalt Timothy
Jackson Jason
Kojs Terry
Lewis Lola E
Mcdonald Robert L, Hazel R
Richie James R
Stankola John E Jr, Ronald E

15334
Henry Cherie, James
Lester Jackson

15337
Crouse Larry J
Esworthy Kevin
Greene Charles W
Mayne Nellie

15338
Chicarelli Bethany M, Joshua M
Cornerstone Care In
Kropinak Lynne J.
Mckahan Dixie
Phillips Cecil
Smith Timothy
Watson Estate Fbo

15341
Frye Helen W
Geller Darren
Phillips Michael E Jr, Ethel May
Phillips Tanya A
Somerville Michael A
Wade Ashley

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15344
Guthrie Russell
Hardin Johnetta
Husman Raymond R
Mazurik Raelin S
Tedrow Amy
Wyszwynski Sheron

15346
Buljat Mathew R
Jartin Robert, Stacey
Murray Clancy A Jr

15349
Ackley Candy
Adagio Health
Anderson Gerald L
Beckett Delivery
Bezouska Christine A
Blake Rebecca M
Garber Susan M
Harberger Amber
Kelley Dustin
Nicholson Bradley
Phillips Alice

15351
Ellis Michael
Hess Brandy
Mickey Christopher

15352
Stout Ronald

15357
Beattie John
Doman Kimberly M
Nabors Corp Services
Snyder Steven F
Zurca Anthony E

15362
Nicholson Katherine
Spitznogle Terrance
Trincherokick Marcy
Wise Glenn A

15364
Finch James

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Hughes Douglas R
Hughes Farm Llc
Hughes Hilton Head Property
Rutan Travis

15370
Adamson A B
Airwyke James Allen
American Energy Group
Barchiesi Stephen
Batchelder William G IV
Beazell Eileen J
Berryman Mary F
Beveridge Robert M
Bihun Mike W
Black Diamond Equip
Black George D
Bolz Carol Ann
Bradley William
Cathers Kathleen B
Colonial Woods Recreation
Corwin Patricia A, Charles J
Cowger Shirley
Duvall Betty A
Ealy Samantha Hope
Essent Healthcare Waynesburg
Ferguson Adam
Fordyce Marguerite
Gacek Andrew E
Gamble Lori L
Girl Scouts of Western Pa Troop 51778
Greene County Avts District
Guerrero Gavino
Headlee Joe
Hickman Linda
Hollowood Kathy
House of Law Funeral Home
Hurley John P
Hydraulic Solution W
J And E Sanitation Inc
Joseph William D
Kayla Balint Tax Collector
Kellner Christopher
Kiger Carolyn G
Kughn Andrew C
Lasure Leslie
Lizza Cathleen Dr
Lowe Larry L
Marion Mary

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Moore Robert, Carolyn L
Moore Sandra K
Oliver Duncan
Patterson Realty
Petros Michael J
Petty Karen G
Pfeiffer Christa L, Walter R
Pifer Jack
Pinkerson Daniel A
Pressacco James
Raber Melissa M
Schemeley Scott W
Scott Betty M Est
Scott James D
Somerville Justin
Sten Paul
Stockdale Carolyn Dixie, Oliver S
Studt Leslie Dawn
Swiger Lenora S
Tate Benjamin
Tely Llc
Thomas Loletta
Thompson Louis
Tustin Elizabeth L
West Fred E
Zupper Gerald L

15380
Chucks Collision Shop
Courtwright Adam D
Lemaster Dustin
Tharp Betty J Est, Betty Jo
Tharp N T
Varner Donald J