

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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February 2, 2023



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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.:
February 6 and 8, 2023

CRIMINAL

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SUPERIOR COURT
COMMONWEALTH COURT

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Convenes in Pgh.: February 27-March 3, 2023
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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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
Lukas B. Gatten, Treasurer
Jessica L. Phillips, Ex-Officio

ARGUMENTS

Argument Court: February 27, 2022

CIVIL

Domestic Relations Contempts: February 27, 2023
Domestic Relations Appeals: February 27, 2023

JUVENILE

Plea Day: February 16, 2022

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

David Wright, et ux., to Racks and Spurs LLC, 82.51 Acres, \$85,431.90 (1-27-23)

ALEPPO & JACKSON TOWNSHIPS

Elizabeth Campbell to Susan Knisely, 132.843 Acres, Und. 1/12 Interest, \$15,000.00 (1-30-23)

CARMICHAELS BOROUGH

Bank of New York Mellon, et al., to MGT Rental Properties, LLC, Lot, \$25,500.00 (1-27-23)

FRANKLIN TOWNSHIP

John C. McNay, et ux., to Dustin Cowell, Tract, \$159,600.00 (1-26-23)

FREEPORT TOWNSHIP

Connie L. Robb, et ux., to RQT Production Company, .50402 Acre, O&G, \$2,142.85 (1-31-23)
Jacob A. Fonner, et ux., to The Mineral Company, et ux., .500 Acre, O&G, \$5,500.00 (1-31-23)

GILMORE TOWNSHIP

June Moore to The Mineral company, et ux., 118.998 Acres, O&G, \$5,454.08 (1-26-23)
Sheila K. Filbey, et ux., to The Mineral Company, et ux., 45.063 Acres, O&G, \$8,532.76 (1-26-23)

Deborah S. Neely, et ux., to The Mineral Company, 45.063 Acres, O&G, \$2,842.99 (1-31-23)

JACKSON TOWNSHIP

Cynthia Triboletti, et ux., to The Mineral Company, et ux., 96.5375 Acres, O&G, \$12,067.19 (1-26-23)

Beth E. Moore, et ux., to The Mineral Company, et ux., 96.5375 Acres, O&G, \$12,067.19 (1-26-23)

Randy Wolsey to The Mineral Company, et ux., 110.70 Acres, O&G, \$4,674.00 (1-31-23)
Wolsey Development LLC to The Mineral Company, et ux., 110.70 Acres, O&G, \$4,674.00 (1-31-23)

Leanna J. Roupe to The Mineral Company, et ux., 108.13425 Acres, O&G, \$17,494.38 (1-31-23)

JEFFERSON TOWNSHIP

Anthony M Mathias to Kevin L Mannon, Lots 110-113 Fairground Addition, \$139,500.00 (1-25-23)

MONONGAHELA TOWNSHIP

Nancy E. Zucco to Mary M. Pincavitch, Tract, \$83,898.90 (1-25-23)

MORRIS TOWNSHIP

Donna L. Liszka to The Mineral Company, et ux., 90.1875 Acres, O&G, \$1,082,250.00 (1-26-23)

Robert Paul Wilkison, et ux., to CNX Gas Company LLC, 26.175 Acres, O&G, \$700.00 (1-30-23)

Sue Wilkison Carnahan A/K/A Sue Wilkison Caranahan to CNX Gas Company LLC, 26.175 Acres, O&G, \$700.00 (1-30-23)

PERRY & WHITELEY TOWNSHIPS

Richard C. Shaffer to The Mineral Company, et ux., 119.01 Acres, O&G, \$228,102.50 (1-26-23)

SPRINGHILL TOWNSHIP

Myra Lee Balogh by Atty-in-Fact, et ux., to The Mineral Company, et ux., 38.0025 Acres, O&G, \$6,650.44 (1-26-23)

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Roger R. Reid, et ux., to The Mineral Company, et ux., 5 Acres, O&G, \$5,861.12 (1-31-23)

WAYNE TOWNSHIP

Iron Pennsylvania Land LLC to David L. Corwin, et ux., 2 Tracts, \$80,790.00 (1-31-23)

Jerry F. Sawyer to The Mineral Company, et ux., 80.806 Acres, O&G, \$3,479.75 (1-31-23)

WAYNESBURG BOROUGH

Julie K. Johnson to 147 N Maiden St LLC, 2 Lots, \$90,000.00 (1-25-23)

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

ANTONELLI, SHIRLEY MAE A/K/A SHIRLEY M. ANTONELLI

Late of Cumberland Township, Greene County, Pennsylvania

Executrix: Margaret D'Antonio, 108 Circle Vue Drive, Carmichaels, PA 15320

Attorney: Jessica Madden Briggs, Esquire, 1527 Duss Avenue, Ambridge, PA 15003

BEALS, CHARLES T.

Late of Spraggs, Greene County, Pennsylvania

Executrix: Marilyn S. Jones, 186 Phillips Ridge Road, Spraggs, PA 15362

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

DULANEY, THRESSA A. A.K.A THRESSA ANN DULANEY

Late of Waynesburg, Greene County, Pennsylvania

Co-Executrix: Catherine Ann Dulaney, 613 Bounds Circle, Westover, WV 26051

Co-Executrix: Kelly Ann Dulaney, 445 Bonar Avenue, Waynesburg, PA 15370

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

MILLER, IRENE ELIZABETH A/K/A IRENE E. MILLER

Late of Carmichaels, Greene County, Pennsylvania

Administrator: Samuel W. Miller, 512 East George Street, Carmichaels, PA 15320

Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Waynesburg, PA 15301

MINOR, FRANCIS MCCLELLAND A/K/A FRANCIS M. MINOR A/K/A FRANCIS MINOR

Late of Perry Township, Greene County, Pennsylvania

Executrix: Delores J. Minor, 116 Orange Blvd., Mt. Morris, PA 15349

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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PISEGNA, HENRY J.

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: Carol L. Russell, 146 Maple Street, Carmichaels, PA 15320

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

RIGGLE, JOAN MARIE A/K/A JOAN M. RIGGLE

Late of Morgan Township, Greene County, Pennsylvania

Executrix: Brenda Kay Riggle, 8 Alderman Drive, Morgantown, WV 26508

Attorney: John Headley, Esquire, 176 Main Street, Graysville, PA 15337

ROSCOE, EDMUND ALEX

Late of Prosperity, Washington Township, Greene County, Pennsylvania

Executrix: Mary Lou Roscoe, 100 Shamrock Road, Prosperity, PA 15329

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SHIPLEY, RONALD RAY

Late of Clarksville Borough, Greene County, Pennsylvania

Administrator: Ronald Shipley, Jr., 776 Race Street, Waynesburg, PA 15370

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA

15370

THARP, SANDRA K.

Late of Waynesburg, Greene County, Pennsylvania

Administrator: John Wayne Bennett, 327 4th Street, Waynesburg, PA 15370

Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, Pa 15370

SECOND PUBLICATION

SELLERS, ROBERT MILLARD

Late of Morgan Township, Greene County, Pennsylvania

Administrator: Michael R. Sellers, C/O Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

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

THIRD PUBLICATION

GASTON, CLARA LEA

Late of Waynesburg, Greene County, Pennsylvania

Administrator, c.t.a.: Russel C. Hall, 1201 Sycamore Street, Waynesburg, PA 15370

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

GIBSON, JUDITH ANN

Late of Nemaocolin, Greene County, Pennsylvania

Administrator: Robert Wayne Gibson, PO Box 251, Nemaocolin, PA 15359

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

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WINN, GARY LEE A/K/A GARY L. WINN
Late of Prosperity, Greene County, Pennsylvania
Executrix: Ava Lynn Caudill Winn, 1026 Dunn Station Road, Prosperity, PA 15329
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

YANNIELLO, CHARLES GERARD, JR., A/K/A CHARLES G. YANNIELLO, JR.
Late of Whiteley Township, Greene County, Pennsylvania
Executor: Charles G. Yanniello, III, 5715 Prosperity Pike, West Finley, PA 15377
Attorney: Mark S. Riethmuller, Esquire, Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington Trust Building, Washington, PA 15301

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-35-2022 AD-181-2022

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, FEBRUARY 10, 2023
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.

Pennsylvania Housing Finance Agency
Vs
Victor

Situate in the Boro of Waynesburg, City of Greene Commonwealth of Pennsylvania HET a d/w/g located at 147 W Elm Street, Waynesburg, PA 15370.

Parcel #27-05-166

PROPERTY ADDRESS: 147 W. ELM STREET, WAYNESBURG, PA 15370

UPI/TAX PARCEL NUMBER: 27/05/166/ /

Seized and taken into execution to be sold as the property of RONALD F VICTOR, JENNIFER J VICTOR in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

Attorney for the Plaintiff: MARCUS N. SIMMS, Sheriff

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

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-37-2022 AD-455-2022

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, FEBRUARY 24, 2023
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 lots of ground situate in Cumberland Township, Greene County, Pennsylvania, bounded and described as follows:

ALSO KNOWN AS Tamela Wise and Wesley Burns Wise
PARCEL ID 5000199
BEING the same premises which Bille Jo (Forgen) Belkin by Deed dated 04/04/1994 and recorded in the Office of the Recorder of Deeds of Greene County on 04/05/1994 at Book 0069, 0467 Page 1526 granted and conveyed unto Wesley Bums Wise and Tamela Jean Wise, his wife.

STERN & EISENBERG, PC
MATTHEW C. FALLINGS, ESQUIRE

PROPERTY ADDRESS: 121 Liveasy Rd, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05/11/223//

Seized and taken into execution to be sold as the property of WELSEY BURNS WISE, TAMELA WISE in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FIR RCF 2 AC.

Attorney for the Plaintiff:
Stern & Eisenberg PC
Warrington, PA 215-572-8111

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania