

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. 12

October 13, 2022



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Fictitious Name Notices	Page 5
Sheriff's Sale	Page 6

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----10/13/22-----

COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
October 17 and 19, 2022

CRIMINAL

Arraignments: October 17, 2022
ARDs: November 14, 2022
ARD Revocations: November 14, 2022
Parole Violations: October 17, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

The Greene Reports

-----10/13/22-----3

DEED TRANSFERS

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

CENTER TOWNSHIP

Highland Imperial Inc to David Blumentritt, 2 Tracts, O&G, Und. 1/109.772 Interest, \$1,821.96 (10-11-22)

Highland Imperial Inc to David Blumentritt, 2 Tracts, O&G, 1/109.772 Interest, \$1,821.96 (10-11-22)

Highland Imperial Inc to Jared Blumentritt, et ux., 2 Tracts, O&G, 1/109.772 Interest, \$1,821.96 (10-11-22)

Highland Imperial Inc to Alexis Waters, 2 Tracts, O&G, 1/109.772 Interest, \$1,821.96 (10-11-22)

CUMBERLAND TOWNSHIP

Richard A. Ferrell, et ux., to Mikee Pratt, Lot 8, Crucible, \$60,000.00 (10-5-22)

DUNKARD TOWNSHIP

Kenneth E. Kubicar, et ux., to Joshua Richey, et ux., Tract, \$315,000.00 (10-6-22)

Kristine M. Difante to Gage Charles Grow, et ux., Lot 310, Bobtown, \$88,000.00 (10-11-22)

FRANKLIN TOWNSHIP

Harold D. Hennen, et ux., to Cody R. Lippencott, et ux., 33.609 Acres, \$275,000.00 (10-7-22)

FREEPORT AND SPRINGHILL TOWNSHIPS

Jerilea Caten to VES Land LLC, 84.574 Acres, O&G, \$16,500.00 (10-5-22)

JACKSON TOWNSHIP

James K. Driehorst A/K/A James Kenneth Driehorst Estate, et al., to Driehorst Family LLC, 131.54 Acres, O&G, \$16,251.96 (10-6-22)

JEFFERSON TOWNSHIP

Kenneth R. Hickman, et ux., to Gary D. Hirschi, Lots 1-3 Smith Plan, \$255,900.00 (10-5-22)

Theodore Defrank, et ux., to Molly Mae Roberts, Lot 100, Faddis Heights Plan, \$61,000.00 (10-11-22)

MONONGAHELA TOWNSHIP

Jason Thompson to Josh Keenan, Lot 58, Parcel D Plan, \$35,000.00 (10-11-22)

RICHHILL TOWNSHIP

Robert M. Helphestine, et al., to Austin Goldsberry, et ux., 1 Acre, \$198,500.00 (10-11-22)

WAYNE TOWNSHIP

Jessie Lee Cowan, Three Rivers Royalty III LLC, 2 Tracts, O&G, \$388,888.08 (10-5-22)

Jeffrey M. Miszkielewicz, et ux., to Richard L. Kiger, et ux., 5.3296 Acres, \$32,500.00 (10-5-22)

The Greene Reports

4-----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

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

SECOND 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 Rizer, 479 Garrison Ridge Road, New Freeport, PA 15352
Attorney: R. Anthony DeLuca, Esquire, 225 Ross Street, 4th Floor, Pittsburgh, PA 15219

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

The Greene Reports

-----10/13/22-----5

THIRD PUBLICATION

BELL, IRENE L.
Late of Franklin Township, Greene County, Pennsylvania
Co-Administrator: Loretta L. Efaw, 106 Fonner Run Road, Sycamore, PA 15364
Co-Administrator: Johnny M. Bell, PO Box 51, Spraggs, PA 15362
Attorney: Brandon K. Meyer, Esquire 76 North Richhill Street, Waynesburg, PA 15370

HAYWOOD, MANUS L.
Late of Greene County, Pennsylvania
Administratrix: Bona Smith, 1289 East Roy Furman Highway, Carmichaels, PA 15320
Attorney: Dorothy A. Milovac, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

TUCKER, CARL D., II
Late of Gray Township, Greene County, Pennsylvania
Administrator: Carl D. Tucker, 171 Main Street, Graysville, PA 15337
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

FICTITIOUS NAME NOTICE

An application for registration of the fictitious name Gain Equity Mortgage, 99 Hillside Avenue Suite 99F Williston Pk NY 11596 has been filed in the Department of State at Harrisburg, PA, File Date 09/08/2022, pursuant to the Fictitious Names Act, Act 1982-295. The name and address of the person who is a party to the registration is: Marlene A Forde, 99 Hillside Avenue, Suite 99F Williston Pk NY 11596.

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 March 10, 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.

The Greene Reports

6-----10/13/22-----

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