

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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September 21, 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.:
September 25 and 27, 2023

CRIMINAL

Arraignments: September 25, 2023
ARDs: October 10, 2023
ARD Revocations: October 10, 2023
Parole Violations: September 25, 2023
Plea Court: October 10, 11, and 12, 2023
License Suspension October 17, 2023
Argument Court: September 20, 2023

ORPHANS

Accounts Nisi: October 2, 2023
Accounts Absolute: October 12, 2023

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: October 16-20, 2023
Convenes in Pgh.: November 13-17, 2023
Convenes in Pgh.: February 5-9, 2024

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: September 25, 2023

CIVIL

Domestic Relations Contempts: September 25, 2023
Domestic Relations Appeals: September 25, 2023

JUVENILE

Plea Day: October 19, 2023

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Harold S. Ream to EQT Production Company, .045369 Acre, O&G, \$50.00 (9-14-23)
Melissa A. Walker to EQT Production Company, 92.90 Acres, O&G, \$414.71 (9-14-23)

ALEPPO AND JACKSON TOWNSHIPS

Brian L. Ullom to Sandhill Royalty LP, 80.54 Acres, O&G, Und ½ Int, \$11,200.00 (9-15-23)
Bobbie Curry to Sandhill Royalty LP, et ux., 80.54 Acres, O&G, Und ½ Int, \$1,245.00 (9-15-23)

CLARKSVILLE BOROUGH

Shawn Davis Ministries Inc DBA, et ux., to Kenneth Rudisill, Lot, \$23,500.00 (9-19-23)

CUMBERLAND TOWNSHIP

Equity Trust Company Custodian, et ux., to Timothy Gorda, Lot 406, Crucible, \$30,000.00 (9-14-23)

Debra Marie Gideon Estate a/k/a Debra M Gideon Estate, et ux., to Kyle Patrick McIntire, Lot 26, Greene Hills Terrace Plan, \$120,000.00 (9-14-23)

TW Plus LLC to David A. Demniak, et ux., .500 Acre, \$600.00 (9-14-23)

DUNKARD TOWNSHIP

Thomas Horner, II to David Browne, et ux., Tracts, \$57,500.00 (9-14-23)

FRANKLIN TOWNSHIP

Suzanne Doppelheuer to Shane Q. Bright, et ux., Lot, Bonar Plan, \$182,000.00 (9-14-23)

Jeremy B. Estle, et ux., to Scott D. Fraley, et ux., .420 Acre, \$347,000.00 (9-14-23)

Michael Porter by Sheriff, et al., to 704 Sherman Ave Trust, Lot, \$80,005.80 (9-15-23)

Brian Horn to Kristin M. Burge, .311 Acre, \$85,000.00 (9-18-23)

GILMORE TOWNSHIP

Charles E. Cumberledge, et ux., to EQT Production Company, 118.998 Acres, O&G, \$1,394.51 (9-14-23)

Warren R. Davis, et ux., to EQT Production Company, 102.024 Acres, O&G, \$54,837.89 (9-14-23)

Danette M. Sigut to EQT Production Company, 24 Acres, O&G, \$6,125.00 (9-18-23)

Connie H. Jarvis, et ux., to EQT Production Company, 2 Tracts, O&G, \$16,295.50 (9-18-23)

Erma Jean Amon to EQT Production Company, 3 Tracts, O&G, \$1,239.56 (9-18-23)

John Wayne Hennen, et ux., to EQT Production Company, 3 Tracts, O&G, \$1,239.56 (9-18-23)

JACKSON TOWNSHIP

Charles Gray, et ux., to EQT Production Company, 96.5375 Acres, O&G, \$17,912.23 (9-18-23)

Arleigh Willy Jr., Estate, et ux., to Travis Allen Stoneking, .65 Acre, \$4,000.00 (9-18-23)

JEFFERSON TOWNSHIP

John Denny Willis, et ux., to EQT Production Company, 18.487 Acres, O&G, \$90,000.08 (9-14-23)

MORGAN TOWNSHIP

James L. Debolt, et ux., to Justin Litten, 10 Acres, \$75,000.00 (9-15-23)

PERRY TOWNSHIP

Lavonna K. Fox to Michael Todd Phillips, 4.0313 Acres, \$25,000.00 (9-18-23)

RICHHILL TOWNSHIP

CNX Land LLC to Joseph C. Headley, et ux., Lot, \$119,000.00 (9-14-23)

Alex J. Shook to Hooks Fishing LLC, 2 Tracts, \$167,958.00 (9-19-23)

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SPRINGHILL TOWNSHIP

Ethnos 360, et ux., to EQT Production Company, 87.95625 Acres, O&G, \$46,932.26 (9-14-23)
Paula D. Eichbauer to EQT Production Company, 56.539 Acres, O&G, \$4,318.95 (9-14-23)
James L. Johnson, et ux., to Windridge Minerals, 2 Tracts, O&G, \$230.00 (9-15-23)
Joan M. Shaffer to EQT Production Company, 126.8375 Acres, O&G, \$89,631.82 (9-18-23)
Donna L. Kill to EQT Production Company, 56.539 Acres, O&G, \$4,318.95 (9-18-23)

WAYNE TOWNSHIP

Linda R. Rush a/k/a Linda Raymont to EQT Production Company, 5.8058 Acres, O&G,
\$5,408.09 (9-14-23)

Donna Mettler to EQT Production Company, 14,35625 Acres, O&G, \$86.40 (9-18-23)

WAYNESBURG BOROUGH

Christian Randolph to Douglas Boord, et ux., Tract, \$95,000.00 (9-15-23)

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

DENSEN, DAVID OTTO

Late of New Milton, Doddridge County, West Virginia
Administratrix: Deana L. Densen, New Milton, WV
Attorney: Lane M. Turturice, Esquire, Turturice & Associates, LLC, 70 E. Wheeling Street, Washington, PA 15301

RAUENSWINDER, JOHN R.

Late of Waynesburg Borough, Greene County, Pennsylvania
Executor: Tom Rauenswinder, 1102 Barefoot Circle, Micco, FL 32976
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

TUDISH, ANNE LOUISE A/K/A ANNE C. TUDISH

Late of Greensboro, Greene County, Pennsylvania
Administratrix: Catherine L. Tudish, 46 Butler Lane, Corinth, VT 05039
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

BANDISH, BETTY JEAN

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Paul E. Bandish, 207 Tin Can Hollow Road, Rices Landing, PA 15357
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

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BLAIR, MARY JANE

Late of Waynesburg, Greene County, Pennsylvania
Co-Executrix: Janice Blair Martin, 360 Rolling Meadows Road, Waynesburg, PA 15370

Co-Executrix: Jeanette B. Lindsay, 124 Champion Drive, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

KINSEY, GLEN CONLEY A/K/A GLEN C. KINSEY

Late of Waynesburg Borough, Greene County, Pennsylvania
Executor: Gary Lee Kinsey, 901 Troon Circle, Richardson, TX 75081
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

CLIPPER, GENEVIEVE

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Kerry Alan Clipper, 150 Bayard Avenue, Rices Landing, PA 15357
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

EISENHAUER, DAVID ROLAND

Late of Richhill Township, Greene County, Pennsylvania
Executor: Michael Augustus Eisenhauer, 989 Vandalia Road, Morgantown, WV 26501
Attorney: None

LANKARD, ROBERT M.

Late of Waynesburg Borough, Greene County, Pennsylvania
Administrator C.T.A.: Necessa A. Lankard-Williams, 413 North Street, Saegertown, PA 16433
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

MT. JOY, RALPH RICHARD

Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Mary Jo Corcoran, c/o Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

INCORPORATION NOTICE

NOTICE IS HEREBY GIVEN that a corporation is to be or has been incorporated under the Business Corporation Law of 1988, approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the proposed corporation notice is Palko Innovations Corporations
And has been delivered to the Secretary of State for filing.
The initial registered office of the corporation is located at:
1774 Jefferson Road, Greene County, Jefferson, PA 15344
By: Thomas Palko

LEGAL NOTICE

NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
CIVIL DIVISION

IN RE:) MISC. NO. 35 of 2023
NAME CHANGE OF)
REID THOMAS BURKHALTER,)
Petitioner,)

NOTICE is hereby given that on May 9, 2023, the Petition of LINDSAY ROBERTS was filed in the above-named Court, requesting an Order to change the name REID THOMAS BURKHALTER to REID THOMAS ROBERTS.

The Court has fixed **Monday, October 30, 2023 at 11:30 o'clock A.M.** in Courtroom No. 1, Greene County Courthouse, 10 East High Street, Waynesburg, Pennsylvania, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

ADAM J. BELLETTI, Esquire,
POLLOCK MORRIS BELLETTI & SIMMS LLC
Attorney for Petitioner
54 S. Washington Street
Waynesburg, PA 15370
Phone: (724) 627-6156

LEGAL NOTICE

Notice is hereby given that **Nicole Marie LaPresta** of **Greene County** has been **Administratively Suspended** by Order of the Supreme County of Pennsylvania dated August 9, 2023, pursuant to Rule 219, Pa.R.D.E, which requires that all attorneys admitted to practice in any court of this Commonwealth must pay an annual assessment of \$275.00. The Order became effective **September 8, 2023.**

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-28-2023

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, SEPTEMBER 29, 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 CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE TOWNSHIP OF WAYYNE, GREENE COUNTY, COMMONWEALTH OF PENNSYLVANIA:
BEING KNOWN AS: 112 FREEDOM ST., BRAVE, PA 15316
BEING PARCEL NUMBER: 25-09-147
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 112 FREEDOM ST, BRAVE, PA 15316

UPI/TAX PARCEL NUMBER: 25-09-147

Seized and taken into execution to be sold as the property of MARY E DULANEY in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
RAS Citron LLC
Mt Laurel, NJ

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania