

# 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. 57**

**August 24, 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.:  
August 28 and 30, 2023

## CRIMINAL

Arraignments: August 28, 2023  
ARDs: September 11, 2023  
ARD Revocations: September 11, 2023  
Parole Violations: August 28, 2023  
Plea Court: September 12, 13 and 14, 2023  
License Suspension October 17, 2023  
Argument Court: August 28, 2023

## ORPHANS

Accounts Nisi: September 5, 2023  
Accounts Absolute: September 15, 2023

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: October 16-20, 2023

Convenes in Pgh.: October 2-6, 2023

Convenes in Pgh.: October 10-13, 2023

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

E-mail address: [editor.greenerreports@yahoo.com](mailto: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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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## 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

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## DEED TRANSFERS

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

### CUMBERLAND TOWNSHIP

Robert E. Plumley, Jr. by Agent, et al., to Wayne C. Bungard, Sr., Lot 289, Crucible, \$50,000.00 (8-16-23)

### FRANKLIN TOWNSHIP

Jeffrey W. Patton, et ux., to EQM Gathering OPCO LLC, R/W, \$160,982.40 (8-22-23)  
Gayle Sue Vandenberg, et al., to Timothy E. McKay, et ux., Lot, \$185,000.00 (8-22-23)

### FRANKLIN AND WHITELEY TOWNSHIPS

Peggy G. Klein by Atty-In-Fact a/k/a Peggy G. Patty by Atty-In-Fact a/k/a Peggy G. Wright by Atty-In-Fact, et ux., to Klein and Patty LLC, Tracts, O&G, \$32,973.82 (8-18-23)

### JACKSON TOWNSHIP

Mark Bowers to DUC Hunter LLC, 111 Acres, O&G, \$150,000.00 (8-18-23)

### JEFFERSON TOWNSHIP

Beth D. Hillman, et ux., to Scot David Clingenpeel, et ux., Lots, Second Addition to Grandview Plan, \$120,000.00 (8-22-23)

### MORRIS TOWNSHIP

Wendy Joan Kocina, et ux., to CNX Gas Company LLC, .75 Acre, O&G, \$600.00 (8-21-23)  
Gail Ann McArtor, et ux., to CNX Gas Company LLC, .75 Acre, O&G, \$600.00 (8-21-23)  
John J. Kuhn, et ux., to CNX Gatherings LLC, et ux., R/W, \$38,750.00 (8-21-23)

### PERRY TOWNSHIP

Lee W. Venis to Kruger Explorations LLC < 61 Acres, O&G, \$23,000.00 (8-18-23)

### SPRINGHILL AND FREEPORT TOWNSHIPS

Linda L. Anthony a/k/a Linda L. Strang to MMA Mineral Group LLC, Tracts, O&G, \$375.00 (8-18-23)

### WAYNE TOWNSHIP

Richard L. Vockel Trust FBO, et al., to DUC Hunter LLC, 81.5 Acres, O&G, \$54,382.93 (8-18-23)

Cole Sveom Family Farms LP to EQM Gathering OPCO LLC, R/W, \$160,000.00 (8-22-23)

### WAYNESBURG BOROUGH

Jonathan Owen, et al., to Brandon Jones, 2 Tracts, \$218,000.00 (8-18-23)

Marcus A. Davis, et ux., to Hillary N. Berry, Lot, \$225,000.00 (8-18-23)

Colton Lippencott, et ux., to John Joseph Graham, IV, Lot, \$165,000.00 (8-18-23)

Timothy E. McKay, et ux., to Waynesburg University, Lot, \$135,000.00 (8-22-23)

Cari Swink, et ux., to H Investment Properties Corp, Lot, Sayers Addition, \$18,000.00 (8-22-23)

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## ESTATE NOTICES

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**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

DELANEY, GEORGE L.

Late of Jackson Township, Greene County, Pennsylvania  
Executrix: Ramona G. Jenkins, 295 Oak Forest Road, Brave, PA 15316  
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SIMKOVIC, ANDREW STEPHEN A/K/A ANDREW A. SIMKOVIC A/K/A ANDREW SIMKOVIC

Late of Carmichaels, Greene County, Pennsylvania  
Administrator: David A. Simkovic, c/o Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370  
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370 (724) 627-7646

ZIEFEL, MARY M. A/K/A MARY T. MOORE

Late of Jefferson Township, Greene County, Pennsylvania  
Executor: Kevin Daniel Moore, 1593 Wind Flower Road, Chambersburg, PA 17202  
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

### SECOND PUBLICATION

SHOOK, TIMOTHY R. A/K/A TIMOTHY ROGER SHOOK

Late of Cumberland Township, Greene County, Pennsylvania  
Administrator: Cody R. Shook, 13 Haig Lane, PO Box 424, Nemaocolin, PA 15351  
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

### THIRD PUBLICATION

BLAIR, RICHARD A. A/K/A RICHARD ALAN BLAIR A/K/A RICHARD ALLYN BLAIR

Late of Waynesburg Borough, Greene County, Pennsylvania  
Executor: Woodward Charles Blair, 987 Brockie Lane, York, PA 17403  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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BOGUCKI, JUSTIN E.

Late of Cumberland Township, Greene County, Pennsylvania  
Executor: Joshua E. Bogucki, 409 Hewitt Avenue, Carmichaels, PA 15320  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

LAWRENECE, RICHARD ALLEN

Late of Jefferson Township, Greene County, Pennsylvania  
Administrator: Dorothy Lawrence, 109 Franklin Street, Jefferson, PA 15344  
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370

LONG, ELIZABETH A/K/A BETTY JUNE LONG

Late of Carmichaels, Greene County, Pennsylvania  
Executor: Michael Reed Long, 506 Old Waynesburg Road, Carmichaels, PA 15320  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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## FIRST AND FINAL ACCOUNT

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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 September 5, 2023 FOR NISI CONFIRMATION AND ON September 15, 2023 FOR FINAL CONFIRMATION.

The First and Final Account of PNC Bank, National Association, Trustee of David C Stockdale Charitable Trust dated October 5, 1998, Greene County, Pennsylvania

Attorney: Samantha J. Gagliardo, Esquire  
Dentos Cohen & Grigsby P.C.  
625 Liberty Avenue 5<sup>th</sup> Floor  
Pittsburgh PA 15222-3152

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## LEGAL NOTICE

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IN THE COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA  
CIVIL MATTER-IN CUSTODY  
No. 816 of 2013

KENDRA D. MCGINNIS  
Plaintiff,

Vs.

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LACEY LEMLEY  
ROBERT HARTLAUB, III  
Defendants,

Vs.

ROBERT J. HARTLAUB, JR., and  
BARBARA L. HARTLAUB,  
Defendants.

### NOTICE

You, Lacey Lemley, Defendant, have been sued in Court to modify custody, partial custody, or visitation of the child L.R.H.

You are ORDERED to appear in person at the Greene County Courthouse, 10 E. High Street, Third Floor, Waynesburg, Pennsylvania, 15370 on the 26<sup>th</sup> day of September 2023 at 10:30 a.m. for a conciliation conference in front of the custody conciliation conference officer.

All parties in this action must appear in person at this time. If you fail to appear as provided by this Order, an Order for custody, partial custody, or visitation may be entered against you or the Court may issue a warrant for your arrest.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator  
Law Library  
Greene County Courthouse  
Waynesburg, PA 15370  
(724) 852-5237

Southwestern Pennsylvania Legal  
Aid Society  
93 East High Street  
Waynesburg, PA 15370  
(724) 627-3127

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. ED-3-2022 AD 184-2022**

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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 15, 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.

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By virtue of a Writ of Execution No. AD 184-2020/ED-3-2022  
PENNSYLVANIA EQUITY RESOURCE, INC. v. CODY A. RUSE  
owner(s) of the property situate in the CUMBERLAND TOWNSHIP, GREENE County,  
Pennsylvania,  
being 28 SINGLE STREET, CARMICHAELS, PA 15320  
Tax ID No. 05/07/309 & 05/07/311 & 05/07/124B  
(Acreage of street address)  
Improvements thereon: RESIDENTIAL DWELLING  
Attorneys for Plaintiff  
Brock & Scott, PLLC

PROPERTY ADDRESS: 28 Single Street, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05/07/309, 05/07/311, 05/07/124/B

**Seized and taken into execution to be sold as the property of CODY A. RUSE in suit of PENNSYLVANIA EQUITY RESOURCES, INC.**

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**Attorney for the Plaintiff:**  
BROCK & SCOTT  
WINSTON SALEM, NC 844-856-6646 x4535

**MARCUS N. SIMMS, Sheriff**  
**Greene County, Pennsylvania**

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. ED-24-2022 AD 264-2022**

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, SEPTEMBER 15, 2023**  
**AT 10:00 O'CLOCK A.M.**

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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 certain tracts of land situate in Morgan Township, Greene County, Pennsylvania, having erected three (3) outbuildings, with an address of 256 Homeville Road, Waynesburg, PA 15370. This parcel is assessed for tax purposes as Greene County Tax Map Numbers 1704124 and 1704134.

PROPERTY ADDRESS: 256 Homeville Rd, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 17/04/124, 17/04/134

**Seized and taken into execution to be sold as the property of CHARLES H ROGERS, CHARLES ROGERS in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY.**

**Attorney for the Plaintiff:**  
Kirk A. King  
Waynesburg, PA 724-627-6114

**MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania**

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-26-2023 AD 255-2023**

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 15, 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.

By virtue of Writ of Execution No. AD-255-2023  
NewRez LLC d/b/a Shell point Mortgage Servicing (Plaintiff)  
Vs. Willard C. Harmon, Jr., (Defendant)  
Proprty Address 236 Bulldog Run Road, Spraggs, PA 15362  
Parcel I.D. No. 25/03/137/B/  
Improvements thereon consist of a residential dwelling.

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PROPERTY ADDRESS: 236 Bulldog Run Rd, Spraggs, PA 15362

UPI/TAX PARCEL NUMBER: 25/03/137/B/

**Seized and taken into execution to be sold as the property of WILLARD C HARMON, JR, WILLARD C HARMON in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.**

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

**MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania**

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-27-2023**

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 15, 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.

By virtue of Writ of Execution No. AD-257-2023  
U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for ICW MAT Trust (Plaintiff)  
Vs. Linda Kay John and Jason Michael Francis John (Defendants)  
Property Address 302-308 East High Street, Waynesburg, PA 15370  
Parcel I.D. No. 27/01/114  
Improvements thereon consist of a residential dwelling.  
Attorney for Plaintiff: Hladik, Onorato & Federman, LLP  
298 Wissahickon Avenue  
North Wales, PA 19454

PROPERTY ADDRESS: 302-308 E. High Street, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 27/01/114

**Seized and taken into execution to be sold as the property of LINDA KAY JOHN, JASON MICHAEL FRANCIS JOHN, JASON MICHAEL FRANCIS JOHN, JASON MICHAEL**

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FRANCIS JOHN, in suit of US BANK TRUST NATIONAL ASSOCIATION, AS OWNER TRUSTEE.

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**Attorney for the Plaintiff:**

Hladik, Onorato & Federman, LLP  
North Wales, PA 215-855-9521

**MARCUS N. SIMMS, Sheriff**

**Greene County, Pennsylvania**

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**

**No. ED-25-2023 AD 233-2023**

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 15, 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.

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By virtue of a Writ of Execution No. AD 233-2023

MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION

v.

JAMES JOHNSON

Owner(s) of property situate in the FRANKLIN TOWNSHIP, GREENE County, Pennsylvania, being 1485 MORRIS ST. WAYNESBURG, PA 15370

Tax ID No. 07-11-105

(Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$106,804.45

Attorneys for Plaintiff

Brock & Scott, PLLC

PROPERTY ADDRESS: 1485 MORRIS ST, WAYNESBURG, PA 15370

UPI/TAX PARCEL NUMBER: 07/11/105

**Seized and taken into execution to be sold as the property of JAMES JOHNSON in suit of MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY CORPORATION.**

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**Attorney for the Plaintiff:**

Brock & Scott PLLC  
King of Prussia, PA 844-856-6646

**MARCUS N. SIMMS, Sheriff**

**Greene County, Pennsylvania**