

# 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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December 28, 2023

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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.:  
January 2 and 4, 2024

## CRIMINAL

Arraignments: January 2, 2024  
ARDs: January 8, 2024  
ARD Revocations: January 4, 2024  
Parole Violations: January 4, 2024  
Plea Court: January 9-11, 2024  
License Suspension February 20, 2024  
Argument Court: January 22, 2024

## ORPHANS

Accounts Nisi: January 2, 2024  
Accounts Absolute: January 12, 2024

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: April 8-12, 2024  
Convenes in Pgh.: January 30-31, 2024  
Convenes in Pgh.: February 5-9, 2024

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## THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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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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## ARGUMENTS

Argument Court: January 24, 2024

## CIVIL

Domestic Relations Contempts: January 23, 2024  
Domestic Relations Appeals: January 23, 2024

## JUVENILE

Plea Day: January 18, 2024

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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

Patricia Ann Blackburn by TCB, et ux., to David E. Vilencia, et ux., Tax Claim, .990 Acre, \$5,787.23 (12-20-23)

William R. Alderson by TCB, et ux., to Tyler Shoaf, Tax Claim, .240 Acre, \$551.72 (12-21-23)

### DUNKARD TOWNSHIP

Ricky Hall, et ux., to Mary Ellen Dulaney, Lot 354, Bobtown, \$115,000.00 (12-20-23)  
Frank T. Wozniak by TCB, et ux., to Thomas H. Horner, III, Tax Claim, .840 Acre, \$48,000.00 (12-20-23)

Mrya K. Fleming by TCB, et ux., to Rodger K. Franks, .890 Acre, \$1,458.81 (12-21-23)

### GILMORE TOWNSHIP

Grace M. Wargo by TCB, et ux., to George Enterprises, Tax Claim, 169 Acres, Sewickley Coal, \$2,100.00 (12-20-23)

### GRAY TOWNSHIP

Cody J. Peebles, et ux., to Jon Stoneking, et ux., 1.576 Acres, \$93,500.00 (12-21-23)

### GREENE TOWNSHIP

Ralph Minor by TCB, et ux., to George Enterprises, Tax Claim, 10.530 Acres, Sewickley Coal, \$527.79 (12-21-23)

### JACKSON TOWNSHIP

Eleanor Goff Schindell by TCB, et ux., to George Enterprises, Tax Claim, .5 Acres, Pittsburgh Coal, \$575.97 (12-21-23)

### JEFFERSON TOWNSHIP

Sebek's Rentals LLC, et ux., to Leslie Steven Bowden, Tract, \$22,185.35 (12-20-23)  
W. H. Jones Estate by TCB, et ux., to Joseph F. John, II, Tax Claim, 18.880 Acres, \$504.48 (12-20-23)

Daryl Chaney by TCB, et ux., to Cari Lynn Swink, et ux., Tax Claim, .090 Acre, \$1,162.81 (12-21-23)

### MONONGAHELA TOWNSHIP

Job B. Ruse by TCB, et ux., to George Enterprises, Tax Claim, 36.150 Acres, Sewickley Coal, \$670.00 (12-20-23)

David Wayne Tanner by TCB, et ux., too Stephen S. Zalar, et ux., Tax Claim, .300 Acre, \$529.6 (12-21-23)

### MORGAN TOWNSHIP

Elliott Culp by TCB, et ux., to Joshua Allan Dains, Tax Claim, .360 Acre, \$494.33 (12-20-23)  
Elliot Culp by TCB, et ux., to Joshua Allan Dains, Tax Claim, .390 Acre, \$504.45 (12-20-23)  
Elliott Culp by TCB, et ux., to Joshua Allan Dains, Tax Claim, .380 Acre, \$496.24 (12-20-23)  
Elliott Culp by TCB, et ux., to Joshua Allan Dains, Tax Claim, .870 Acre, \$544.87 (12-21-23)

### MORRIS TOWNSHIP

Patricia A. Shriver, et ux., to Consol Pennsylvania Coal Company LLC, et ux., Lot, \$30,000.00 (12-21-23)

### PERRY TOWNSHIP

William Gamble, et ux., to JG Capital LLC, 52 Acres, O&G, \$2,125.00 (12-20-23)  
Andrew Feezle, et ux., to JG Capital LLC, 52 Acres, O&G, \$2,125.00 (12-20-23)  
Stella Long by TB, et ux., to George Enterprises, Tax Claim, 10.250 Acres, Sewickley Coal, \$415.78 (12-21-23)

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## WAYNE TOWNSHIP

Jacob Fonner, et ux., to Valley Abstracting LLC, Lt 9, Lantzville Plan, Brave, \$4,500.00 (12-26-23)

## WAYNESBURG BOROUGH

Everette L. Moore by TCB, et ux., to Frank Bebout, Tax Claim, .140 Acre, \$10,000.00 (12-20-23)

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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.

### SECOND PUBLICATION

ARGENT, RONALD D. A/K/A RONALD DOUGLAS ARGENT A/K/A RONALD ARGENT  
Late of Center Township, Greene County, Pennsylvania  
Executrix: Lynda Argent, 100 W. Hillcrest Rd., Eighty-Four, PA 15330  
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

BLOCK, ELIZABETH J. A/K/A ELIZABETH JEAN BLOCK  
Late of Perry Township, Greene County, Pennsylvania  
Administrator: Timothy N. Logan, 54 N. Richhill Street, Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

HEROD, CHAD ANDREW  
Late of Monongahela Township, Greene County, Pennsylvania  
Administrator: Jeremy Herod, 284 Fourth Ave., Crucible, PA 15357  
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

LANG, EILEEN A/K/A EILEEN R. LANG  
Late of Waynesburg Borough, Greene County, Pennsylvania  
Administrator: Robert A. Lang, 180 East High Street, Waynesburg, PA 15370  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

### THIRD PUBLICATION

FOX, MARK A.  
Late of Perry Township, Greene County, Pennsylvania  
Administrator: John L. Fox, 438 Fourth Street, Post Office Box 375, Mather, PA 15346  
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

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SHIMEK, BRIAN CALVIN A/K/A BRIAN C. SHIMEK  
Late of Waynesburg, Greene County, Pennsylvania  
Executor: Brett David Shimek, 175 Sherman Avenue, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THOMAS, DAVID M. SR.  
Late of Morris Township, Greene County, Pennsylvania  
Administrator: David M. Thomas, Jr., 246 Garrison Ridge Road, New Freeport, PA 15352  
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

VANCE, ETHEL A.  
Late of Franklin Township, Greene County, Pennsylvania  
Executor: David R. Vance, C/O Kelly A. Stepp, Esquire, Stepp Law Offices, 64 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

VANCE, WILBERT  
Late of Franklin Township, Greene County, Pennsylvania  
Executor: David R. Vance, C/O Kelly A. Stepp, Esquire, Stepp Law Offices, 64 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