

# 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. 1**

**July 28, 2022**

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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 1 and August 3, 2022

## CRIMINAL

Arraignments: August 1, 2022  
ARDs: August 8, 2022  
ARD Revocations: August 8, 2022  
Parole Violations: August 1, 2022  
Plea Court: August 9-11, 2022  
License Suspension Appeals: August 23, 2022  
Argument Court: TBD

## ORPHANS

Accounts Nisi: August 1, 2022  
Accounts Absolute: August 11, 2022

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

Convenes in Pgh.: October 24-28, 2022  
Convenes in Pgh.: August 2-3, 2022  
Convenes in Pgh.: October 11-14, 2022

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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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  
Blake Birchmeier, Treasurer  
Jessica L. Phillips, Ex-Officio

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## ARGUMENTS

Argument Court: September 21, 2022

## CIVIL

Domestic Relations Contempts: August 22, 2022  
Domestic Relations Appeals: August 22, 2022

## JUVENILE

Plea Day: August 18, 2022

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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.

### ALEPPO TOWNSHIP

Michael G. Cenci Estate, et al., to Edward J. Moses, Jr., et ux., 2 Tracts, \$515,000.00 (7-21-22)  
Richard G. Baker, Jr, et ux., to Robert Thomas Richards, Tract, \$369,000.00 (7-25-22)

### CARMICHAELS BOROUGH

Sandra A. Matyk, et ux., to Matthew Safreed, 2 Lots, \$137,000.00 (7-26-22)

### CUMBERLAND TOWNSHIP

John Konkus Jr, et ux., to Cindy R Miller, et ux., 1.087 Acres, \$150,000.00 (7-21-22)  
Jeffrey C. Hathaway to Calvin Cox, Lots 43 & 44, Hartley Plan, \$7,390.00 (7-25-22)

### DUNKARD TOWNSHIP

Thomas P. Stockdale, et ux., to John Skowyra, et ux., 4.0362 Acres, \$405,000.00 (7-20-22)

### FRANKLIN TOWNSHIP

Jessie L. Rinehart Jr Estate A/K/A Jesse L Rinehart Estate, et al., to Kari Resources L P, .700 Acre, \$250,000.00 (7-21-22)

Scott J. Throckmorton, et ux., to John E Allison, et ux., 1.882 Acres, \$279,900.00 (7-21-22)

### FRANKLIN, JEFFERSON, CUMBERLAND, AND MONONGAHELA TOWNSHIPS

Equitrans L P to Peoples Natural Gas Company LLC, \$108,271.10 (7-25-22)

### FRANKLIN AND WASHINGTON TOWNSHIPS

William H. Reese to DMQ LLC, et ux., 2 Tracts, O&G, \$40,057.10 (7-20-22)

### FREEPORT TOWNSHIP

Michael D. Snider, et ux., to DUC Hunter LLC, 79.8 Acres, O&G, \$25,000.00 (7-21-22)  
Denis-James J Downey, Jr to Michael N. Simms, et ux., 71.407 Acres, \$105,500.00 (7-22-22)  
Mary Lou Mitchell to Three Rivers Royalty III LLC, 77 Acres, O&G, \$24,254.96 (7-26-22)

### GILMORE TOWNSHIP

Nancy L. Esposito to Foss Minerals LLC, 62 Acres, O&G, \$1,500.00 (7-20-22)  
Louann Lyons, et ux., to Foss Minerals LLC, 62 Acres, O&G, \$1,500.00 (7-20-22)  
Cindy Darlene Snow to Foss Minerals LLC, 62 Acres, O&G, \$1,500.00 (7-20-22)  
Minnie D. Roupe to Foss Minerals LLC, 62 Acres, O&G, \$7,664.83 (7-20-22)  
Catherine Sue Lyons, et ux., to Foss Minerals LLC, 62 Acres, O&G, \$1,500.00 (7-20-22)  
Ruth Marie Marrie, et ux., to Foss Minerals LLC, 62 Acres, O&G, \$1,500.00 (7-20-22)  
Diana Lynn Simpson, et ux., to Foss Minerals LLC, 62 Acres, O&G, \$1,500.00 (7-20-22)

### JEFFERSON BOROUGH

Shirley Boord, et al., to Richard A. Lawrence, et ux., .5432 Acre, \$19,012.13 (7-22-22)

### JEFFERSON TOWNSHIP

Mark E. Behm to Robert Dehaas, et ux., Lots, \$239,500.00 (7-20-22)

### MORGAN TOWNSHIP

Glenn E. Adamson, Jr, et ux., to Russell Adamson, et ux., 17.2 Acres, \$25,000.00 (7-25-22)

### MORRIS TOWNSHIP

Melinda Roberts, et ux., to Consol Pennsylvania Coal Co LLC, et ux., 122.74 Acres, \$820,000.00 (7-26-22)

### RICHHILL TOWNSHIP

Kevin G. Jackson, et ux., to JCTB Holdings LLC, 105 Acres, \$114,600.00 (7-26-22)

### WAYNE TOWNSHIP

Timothy J. Flack to Three Rivers Royalty III LLC, 70.775 Acres, O&G, \$460,037.50 (7-26-22)

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## WAYNESBURG BOROUGH

Dustin James Dunn Estate, et ux., to Kerry L. Palmer, 2 Lots, \$62,002.72 (7-25-22)

## WHITELEY TOWNSHIP

Secretary of Housing and Urban Development to Marshall Ebeling, et ux., 2 Tracts,  
\$259,000.00 (7-22-22)

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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

DURBIN, NELLIE ANNA A/K/A NELLIE A. DURBIN

Late of Center Township, Greene County, Pennsylvania

Executrix: Linda D. Engle, 128 Willow Road, Waynesburg, PA 15370

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

KIGER, OLETA M.

Late of Wayne Township, Greene County, Pennsylvania

Executor: Frederick L. Kiger, 371 White Barn Road, Waynesburg, PA 15370

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

MITCHELL, CHARLES KEITH A/K/A CHARLES K. MITCHELL

Late of Jefferson Township, Greene County, Pennsylvania

Executor: Matthew R. Blasinsky, 366 Cranberry Lan, Carmichaels, PA 15320

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

PUHER, DOROTHY ANNE

Late of Greensboro, Greene County, Pennsylvania

Executor: Alexis Puher, 112 Poplar Drive, Morgantown, WV 26505

Attorney: Kathleen Smith-Delach, Esquire, Phillips, Phillips & Smith-Delach, PC, 29 East Beau Street, Washington, PA 15301

STEPHENSON, JAMES COOK A/K/A JAMES C. STEPHENSON

Late of Franklin Township, Greene County, Pennsylvania

Executor: John W. Stephenson, 129 Main Street, PO Box 61, New Athens, OH 43981

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

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## SECOND PUBLICATION

BEABOUT, DENNIS WAYNE

Late of Center Township, Greene County, Pennsylvania

Executrix: Debra Lynn Thomas, 1085 Toll Gate Road, West Alexander, PA 15376

Attorney: None

EVANS, HAROLD VICTOR A/K/A HAROLD V. EVANS

Late of Jefferson Township, Greene County, Pennsylvania

Executor: Robert A. Berdine, 186 Ferncliff Road, Rices Landing, PA 15357

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

HAMILTON, RICHARD EARL A/K/A RICHARD E. HAMILTON

Late of Center Township, Greene County, Pennsylvania

Executrix: Robin Sue Hamilton, 1339 Hargus Creek Road, Waynesburg, PA 15370

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

SMITLEY, PATTY LEA

Late of Morgan Township, Greene County, Pennsylvania

Executrix: Lonnetta Pitcock, 232 Happy Valley Road, Waynesburg, PA 15370

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

### THIRD PUBLICATION

GREENWOOD, HARRY ALBERT

Late of Monongahela Township, Greene County, Pennsylvania

Administratrix: Nancy Ann Greenwood, C/O David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

Attorney: David E. Schwager, Esquire, 183 Market Street, Suite 100, Kingston, PA 18704-5444

KEYS, THOMAS RAY A/K/A THOMAS R. KEYS

Late of Jefferson Township, Greene County, Pennsylvania

Administratrix: Carol L. Keys, 122 Crayne School Road, Jefferson, PA 15344

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

SHUCKHART, BETTY A/K/A BETTY JEAN SHUCKHART A/K/A BETTY J SHUCKHART

Late of Cumberland Township, Greene County, Pennsylvania

Executor: Clyde Raymond Shuckhart, 130 Paisley Church Road, Carmichaels, PA 15320

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

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-38-2018 AD-934-2015**

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, AUGUST 05, 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.

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ALL that certain piece of ground in the Township of Monongahela, County of Greene, Pennsylvania, 75.01 x 19.19 x 320.00 x 70.00 x 289.39 x 19.20 and having thereon erected a dwelling known as 915 MAPLETOWN ROAD, GREENSBORO, PA 15338.

Greene County Deed Book 449, Page 924.

Tax Parcel # 16-17-110.

TO BE SOLD AS THE PROPERTY OF WARREN C. CHRISTOPHER AND ALICE C. PECJAK ON JUDGMENT NO. AD-935-2015.

PROPERTY ADDRESS: 915 Mapletown Road, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 16-17-110

**Seized and taken into execution to be sold as the property of WARREN CHRISTOPHER, ALICE C PECJAK, OCCUPANT in suit of U.S. BANK NATIONAL ASSOC., AS TRUSTEE FOR THE PENNSYLVANIA HOUSING.**

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**Attorney for the Plaintiff:**  
Purcell, Krug & Haller  
Harrisburg, PA 717-234-4178

**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-17-2022 AD-263-2022**

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, AUGUST 19, 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.

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ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF MICHAEL VINSICK AND REBECCA VINSICK OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN CUMBERLAND TOWNSHIP, GREENE COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 228 NEMACOLIN ROAD, CARMICHAELS, PA 15320. DBV 304, PAGE 1175. PARCELS #05-16-744, 05-16-742 AND 05-16-743.

PROPERTY ADDRESS: 228 Nemacolin Rd, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-16-742 05-16-743 05-16-744

**Seized and taken into execution to be sold as the property of MICHAEL DAVID VINSICK, REBECCA VINSICK, OCCUPANT in suit of DOLLAR BANK, FEDERAL SAVINGS BANK.**

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**Attorney for the Plaintiff:**  
Grenen & Birsic  
Pittsburgh, PA 412-281-7650

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