

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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February 16, 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.:
February 21 and 22, 2023

CRIMINAL

Arraignments: February 21, 2023
ARDs: March 6, 2023
ARD Revocations: March 6, 2023
Parole Violations: February 21, 2023
Plea Court: March 7-9, 2023
License Suspension Appeals: February 21, 2023
Argument Court: March 15, 2023

ORPHANS

Accounts Nisi: February 6, 2023
Accounts Absolute: February 16, 2023

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 17-21, 2023
Convenes in Pgh.: February 27-March 3, 2023
Convenes in Pgh.: May 8-12, 2023

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

THE GREENE COUNTY BAR ASSOCIATION

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Timothy M. Ross, Vice-President
Allen J. Koslovsky, Secretary
Lukas B. Gatten, Treasurer
Jessica L. Phillips, Ex-Officio

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DEED TRANSFERS

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

FRANKLIN & WHITELEY TOWNSHIPS

Gregory Brumley, et ux., to The Mineral Company, et ux., 1.23 Acres, O&G, \$14,640.00 (2-10-23)

JACKSON TOWNSHIP

Cindy L. Stockdale to The Mineral Company, et ux., 90.94 Acre, O&G, \$5,819.85 (2-10-23)

JEFFERSON TOWNSHIP

Helen L. Geiselman to Pine Venture Holdings LLC, Lot 53, Braden Farm Plan, \$32,600.00 (2-14-23)

PERRY TOWNSHIP

Dwight R. Mitchell to The Mineral Company, et ux., 13.778 Acres, O&G, \$146,965.33 (2-10-23)

RICES LANDING BOROUGH

Zerfoss Property LLC to Randy Scheidt, Lot, \$18,000.00 (2-13-23)

RICHHILL TOWNSHIP

Larry L. Anderson, et ux., to Kenton A. Clutter, 1.064 Acres, \$76,000.00 (2-10-23)

SPRINGHILL TOWNSHIP

Cynthia Triboletti, et ux., to EQT Production Company, 38.0025 Acres, O&G, \$2,216.81 (2-10-23)

Roger L. Pratt to EQT Production Company, 100 Acres, O&G, \$2,313.92 (2-10-23)

Don Fordyce to The Mineral Company, et ux., 100 Acres, O&G, \$4,591.84 (2-10-23)

Helene Muetzel A/K/A Helen Hennen Godwin Muetzel, et ux., to EQT Production Company, 100 Acres, O&G, \$2,295.91 (2-10-23)

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

BAMBERGER, REED L.

Late of Morris Township, Greene County, Pennsylvania

Executrix: Janet M. Bruce, 98 Acheson Avenue, Washington, PA 15301

Attorney: Thomas O. Vreeland, Esquire, Bassi, Vreeland & Associates, PC, 62 East Wheeling Street, Washington, PA 15301-4804

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BISSETT, MARJORIE E. A/K/A MARJORIE EDYTH BISSETT
Late of Waynesburg Borough, Greene County, Pennsylvania
Co-Executor: George V. Bissett, Jr., PO Box 851, Waynesburg, PA 15370
Co-Executor: Linda Ann Clark, 1 Culpepper Drive, Charleston, WV 25313
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

MAGUIRE, MILDRED M. A/K/A MILDRED MAY MAGUIRE
Late of Waynesburg, Greene County, Pennsylvania
Executrix: Jean Magura, 53 Highland Road #104, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

DOBBS, JOHN K. A/K/A JOHN KEITH DOBBS
Late of Aleppo Township, Greene County, Pennsylvania
Administrator: John Dale Dobbs, 581 McCracken Road, Wind Ridge, PA 15380
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

ANTONELLI, SHIRLEY MAE A/K/A SHIRLEY M. ANTONELLI
Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Margaret D'Antonio, 108 Circle Vue Drive, Carmichaels, PA 15320
Attorney: Jessica Madden Briggs, Esquire, 1527 Duss Avenue, Ambridge, PA 15003

BEALS, CHARLES T.
Late of Spraggs, Greene County, Pennsylvania
Executrix: Marilyn S. Jones, 186 Phillips Ridge Road, Spraggs, PA 15362
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

DULANEY, THRESSA A. A.K.A THRESSA ANN DULANEY
Late of Waynesburg, Greene County, Pennsylvania
Co-Executrix: Catherine Ann Dulaney, 613 Bounds Circle, Westover, WV 26051
Co-Executrix: Kelly Ann Dulaney, 445 Bonar Avenue, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

MILLER, IRENE ELIZABETH A/K/A IRENE E. MILLER
Late of Carmichaels, Greene County, Pennsylvania
Administrator: Samuel W. Miller, 512 East George Street, Carmichaels, PA 15320
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Waynesburg, PA 15301

MINOR, FRANCIS MCCLELLAND A/K/A FRANCIS M. MINOR A/K/A FRANCIS MINOR
Late of Perry Township, Greene County, Pennsylvania
Executrix: Delores J. Minor, 116 Orange Blvd., Mt. Morris, PA 15349
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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PISEGNA, HENRY J.
Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Carol L. Russell, 146 Maple Street, Carmichaels, PA 15320
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

RIGGLE, JOAN MARIE A/K/A JOAN M. RIGGLE
Late of Morgan Township, Greene County, Pennsylvania
Executrix: Brenda Kay Riggle, 8 Alderman Drive, Morgantown, WV 26508
Attorney: John Headley, Esquire, 176 Main Street, Graysville, PA 15337

ROSCOE, EDMUND ALEX
Late of Prosperity, Washington Township, Greene County, Pennsylvania
Executrix: Mary Lou Roscoe, 100 Shamrock Road, Prosperity, PA 15329
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SHIPLEY, RONALD RAY
Late of Clarksville Borough, Greene County, Pennsylvania
Administrator: Ronald Shipley, Jr., 776 Race Street, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

THARP, SANDRA K.
Late of Waynesburg, Greene County, Pennsylvania
Administrator: John Wayne Bennett, 327 4th Street, Waynesburg, PA 15370
Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, Pa 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. ED-37-2022 AD-455-2022

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, FEBRUARY 24, 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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ALL those two lots of ground situate in Cumberland Township, Greene County, Pennsylvania, bounded and described as follows:

ALSO KNOWN AS Tamela Wise and Wesley Burns Wise

PARCEL ID 5000199

BEING the same premises which Bille Jo (Forgen) Belkin by Deed dated 04/04/1994 and recorded in the Office of the Recorder of Deeds of Greene County on 04/05/1994 at Book 0069, 0467 Page 1526 granted and conveyed unto Wesley Burns Wise and Tamela Jean Wise, his wife.

STERN & EISENBERG, PC

MATTHEW C. FALLINGS, ESQUIRE

PROPERTY ADDRESS: 121 Liveasy Rd, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05/11/223//

Seized and taken into execution to be sold as the property of WELSEY BURNS WISE, TAMELA WISE in suit of US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FIR RCF 2 AC.

Attorney for the Plaintiff:

Stern & Eisenberg PC

Warrington, PA 215-572-8111

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania