

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. 24

January 5, 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.:
January 9 and 11, 2023

CRIMINAL

Arraignments: January 9, 2023
ARDs: January 9, 2023
ARD Revocations: January 9, 2023
Parole Violations: January 9, 2023
Plea Court: January 10, 11, and 12, 2023
License Suspension Appeals: February 21, 2023
Argument Court: January 11, 2023

ORPHANS

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

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 17-21, 2023
Convenes in Pgh.: January 23-27, 2023
Convenes in Pgh.: February 6-10, 2023

ARGUMENTS

Argument Court: January 23, 2022

CIVIL

Domestic Relations Contempts: January 23, 2023
Domestic Relations Appeals: January 23, 2023

JUVENILE

Plea Day: January 19, 2022

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

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

ALEPPO TOWNSHIP

Price A. Cheek, et ux., to Consol Pennsylvania Coal Company LLC, et ux., 2 Acres, \$380,000.00 (12-29-22)

MMA Mineral Group LLC to Arnold Ira Phillips, et ux., 2 Tracts, O&G, \$56,940.00 (1-3-23)

CUMBERLAND TOWNSHIP

Brian Steinmiller to Brittany Reggetz, Lots, 325 & 326, Nemaocolin Plan, \$63,000.00 (12-29-22)

Joseph L. Piper, et ux., to Colten Kreckle, Tract, \$224,000.00 (12-29-22)

FREEPORT TOWNSHIP

Amanda L. Enkelmann to Taurus Royalty LLC, 87.748 Acres, O&G, \$10,000.00 (1-3-23)

JACKSON TOWNSHIP

Par City Holdings II LP to Eternal Energy, LP, et al., 120.86 Acres, O&G, Und. 40% Interest, \$55,093.60 (1-3-23)

Par City Holdings II LP to Lightning Creek Holdings LP, 120.86 Acres, O&G, \$82,640.41 (1-3-23)

MORRIS TOWNSHIP

Renee L. Canmer A/K/A Renee L. Wkulik to Matthew J. Gray, Lot, Village of Nineveh, \$65,000.00 (12-29-22)

PERRY TOWNSHIP

Chad Jeffrey Hahn to Lloyd A. King, 146.227 Acres, \$20,000.00 (1-3-23)
Skye Marie Metheny to Lloyd A. King, 146.227 Acres, \$20,000.00 (1-3-23)

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

MORRIS, CAROLYN JEAN

Late of Whiteley Township, Greene County, Pennsylvania
Executrix: Karen Wilson, 155 Loves Hill Road, Waynesburg, PA 15370
Attorney: Edward J. Morascyzk, Esquire, 382 W. Chestnut Street, Suite 102,

Washington, PA 15301

THOMAS, WILLIAM A. JR. A/K/A WILLIAM ALBERT THOMAS, JR.

Late of Morris Township, Greene County, Pennsylvania
Executrix: Tracey Barrie, 51 Shannon Avenue, Washington, PA 15301

Attorney: Jeffrey P. Derrico, Esquire, Greenlee Derrico Posa, LLC, 60 East Beau Street, Washington, PA 15301

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SECOND PUBLICATION

MOONEY, DOROTHA F.
Late of Morris Township, Greene County, Pennsylvania
Executrix: Kay Mooney, 314 Washington Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

HUFFMAN, JOAN E. A/K/A JOAN ABBE HUFFMAN
Late of Waynesburg Borough, Greene County, Pennsylvania
Executrix: Charles R. Huffman, Jr., 330 Brick School Road, Waynesburg, PA 15370
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, Waynesburg, PA 15370

KAZEE, PATRICIA MARIE
Late of Waynesburg, Greene County, Pennsylvania
Administrator: John E. Stoner, 2423 Pinecrest Land, Westchester, IL 60154
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-30-2022 AD-406-2022**

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, JANUARY 13, 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.

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF MORGAN, GREENE COUNTY PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL NO, 17-03-207, 17-03-207-A
ALSO KNOWN AS 778 LIPPENCOTT ROAD, WAYNESBURG, PA 15370 BEING THE SAME PREMISES WHICH SANDRA M. VINEYARD, MARRIED, TIMOTHY KRIZAUSKAS, SINGLE, AND JOHN KRIZAUSKAS, SINGLE, AND MICHAEL KRIZAUSKAS, SINGLE AND JUDITH A. CORCORAN, MARRIED AND MARION MARISCO, MARRIED, BY DEED DATED MARCH 20, 2018 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON JANUARY 30, 2020

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IN DEED BOOK 533, PAGE 3894, GRANTED AND CONVEYED UNTO JASON BOYD, MARRIED.

PROPERTY ADDRESS: 778 LIPPENCOTT ROAD, WAYNESBURG, PA 15370
UPI / TAX PARCEL NUMBER: 17-03-207 17-03-207A

Seized and taken into execution to be sold as the property of JASON BOYD in suit of PNC BANK, NATIONAL ASSOCIATION

Attorney for the Plaintiff:
Manley Deas Kochalski, LLC
Columbus, OH 614-220-5611

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

SUPREME COURT NOTICE

SUPREME COURT OF PENNSYLVANIA

CIVIL PROCEDURAL RULES COMMITTEE

Rule 238. Damages for Delay in an Action for Bodily Injury, Death or Property Damage.

Addendum to Explanatory Comment (2023)

The prime rate as set forth in the first edition of the Wall Street Journal for a particular year is the basis for calculating damages for delay under Pa.R.Civ.P. 238 as revised November 7, 1988. The prime rate published in the first edition of the Wall Street Journal for each of the years specified is as follows:

<u>Date of Publication</u>	<u>Prime Rate Percentage</u>
<u>January 3, 2023</u>	<u>7 1/2</u>
January 3, 2022	3 1/4
January 4, 2021	3 1/4
January 2, 2020	4 3/4
January 2, 2019	5 1/2
January 2, 2018	4 1/2
January 3, 2017	3 3/4
January 4, 2016	3 1/2
January 2, 2015	3 1/4
January 2, 2014	3 1/4
January 2, 2013	3 1/4
January 3, 2012	3 1/4
January 3, 2011	3 1/4
January 4, 2010	3 1/4
January 2, 2009	3 1/4
January 2, 2008	7 1/4
January 2, 2007	8 1/4
January 3, 2006	7 1/4

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January 3, 2005	5 ¼
January 2, 2004	4
January 2, 2003	4 ¼
January 2, 2002	4 ¾
January 2, 2001	9 ½
January 3, 2000	8 ½
January 4, 1999	7 ¾
January 2, 1998	8 ½

[NOTE]Comment: The prime rate for the years 1980 through 1997 may be found in the Addendum to the Explanatory Comment published in the Pennsylvania Bulletin, 33 Pa.B. 634 (February 1, 2003), and on the web site of the Civil Procedural Rules Committee at <http://www.pacourts.us>.