

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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January 19, 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 23 and 25, 2023

CRIMINAL

Arraignments: January 23, 2023
ARDs: February 13, 2023
ARD Revocations: February 13, 2023
Parole Violations: January 23, 2023
Plea Court: February 14, 15, and 16, 2023
License Suspension Appeals: February 21, 2023
Argument Court: February 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.: 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

CENTER TOWNSHIP

Krista Yvonne Stanley Testamentary Trust, et ux., to Ridgetop Ten LLC, 127.06 Acres, O&G, \$68,595.32 (1-13-23)

CUMBERLAND TOWNSHIP

Richard Joseph Hudock Estate A/K/A Richard J Hudock Estate, et al., to Dylan Nicklow, Lots 55-56, Cales Level Lawn Plan, \$95,000.00 (1-17-23)

FRANKLIN TOWNSHIP

Walter O. Bumgarner, III, et ux., to Todd Victor, et ux., .463 Acre, \$242,000.00 (1-13-23)
RCK Family Property LLC to Gregory S. Roberts, Lots 16-17, Montgomery Plan, \$300,000.00 (1-17-23)

FREEPORT TOWNSHIP

Susan Elean Enright to Foss Minerals LLC, 368 Acres, O&G, \$2,000.00 (1-13-23)
Lavonne Marie Mutchler to Foss Minerals LLC, 368 Acres, O&G, \$14,636.36 (1-13-23)
Lois Jean George to Foss Minerals LLC, 368 Acres, O&G, \$3,000.00 (1-13-23)
Lucille D. Hoover, et ux., to Foss Minerals LLC, 368 Acres, O&G, \$6,000.00 (1-13-23)
Lawrence D. Mason, et ux., to Foss Minerals LLC, 368 Acres, O&G, \$3,000.00 (1-13-23)
Frank Karl Mast, et ux., to Foss Minerals LLC, 368 Acres, O&G, \$3,659.09 (1-13-23)
Alvaroe Avonne Mason to Foss Minerals LLC, 368 Acres, O&G, \$3,000.00 (1-13-23)

GILMORE, JACKSON, AND WAYNE TOWNSHIPS

Tenesia Takeyama, et al., to Three Rivers Royalty III LLC, 22 Tracts, O&G, \$97,013.41 (1-13-23)

MORRIS TOWNSHIP

Robert A. Hayes to CNX Gas Company LLC, 26.175 Acres, O&G, \$400.00 (1-12-23)
Nancy A. Kerr to CNX Gas Company LLC, 26.175 Acres, O&G, \$400.00 (1-12-23)
Ann Stewart Foster A/K/A Dorothy A. Foster to CNX Gas Company LLC, 26.175 Acres, O&G, \$400.00 (1-12-23)

WAYNESBURG BOROUGH

William Joseph Funk to Benjamin Smeltzer, 2 Tracts, \$33,000.00 (1-12-23)
Janet D. Cosgray to Steven B. Ely, Lot, \$130,000.00 (1-12-23)

WAYNESBURG BOROUGH AND PERRY TOWNSHIP

Daryl L. Throckmorton, et ux., to SCI Pennsylvania Funeral Services Inc., Tracts, \$531,000.00 (1-12-23)

WHITELEY AND PERRY TOWNSHIPS

Paula J. Smith, et al., to Bobbi Lynn Bailey, 7.111 Acres, \$20,000.00 (1-12-23)

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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

GASTON, CLARA LEE

Late of Waynesburg, Greene County, Pennsylvania
Administrator, c.t.a.: Russel C. Hall, 1201 Sycamore Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

GIBSON, JUDITH ANN

Late of Nemaocolin, Greene County, Pennsylvania
Administrator: Robert Wayne Gibson, PO Box 251, Nemaocolin, PA 15359
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

WINN, GARY LEE A/K/A GARY L. WINN

Late of Prosperity, Greene County, Pennsylvania
Executrix: Ava Lynn Caudill Winn, 1026 Dunn Station Road, Prosperity, PA 15329
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

YANNIELLO, CHARLES GERARD, JR., A/K/A CHARLES G. YANNIELLO, JR.

Late of Whiteley Township, Greene County, Pennsylvania
Executor: Charles G. Yanniello, III, 5715 Prosperity Pike, West Finley, PA 15377
Attorney: Mark S. Riethmuller, Esquire, Speakman, Riethmuller & Allison, 6 South Main Street, Suite 614, Washington Trust Building, Washington, PA 15301

SECOND PUBLICATION

CLINE, FERN P.

Late of Whiteley Township, Greene County, Pennsylvania
Co-Administrator: Mary Sielski, 144 Rinehart Lane, Waynesburg, PA 15370
Co-Administrator: James D. Cline, 1154 Garards Fort Road, Waynesburg, PA 15370
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

RICHARD, LLOYD ARTHUR, JR. A/K/A LLOYD A. RICHARDS

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Michael A. Richards, 223 East High Street, Waynesburg, PA 15370
Attorney: None

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TENNANT, ELIZABETH ANN

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Marsha E. Crawford, 1320 Toms Run Road, Holbrook, PA 15341
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

WALTERS, JOHN C.

Late of Rogersville, Greene County, Pennsylvania
Administrator: John P. Walters, 3309 W. Roy Furman Hwy., Rogersville, PA 15359
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

WOLFE, ELIZABETH M. A/K/A ELIZABETH MARLENE WOLFE A/K/A E. MARLENE WOLFE

Late of Perry Township, Greene County, Pennsylvania
Co-Executor: George F. Wolfe, II, PO Box 73, Mt. Morris, PA 15349
Co-Executor: Elizabeth Ashley Wolfe, PO Box 73, Mt. Morris, PA 15349
Attorney: Phillip C. Hook, Attorney, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

THIRD 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

FIRST AND FINAL ACCOUNT

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 February 6, 2023 FOR NISI CONFIRMATION AND ON February 16, 2023 FOR FINAL CONFIRMATION.

The First and Final Account of Scott R. Cole, Executor of the Estate of John R Clark, late of Waynesburg, Franklin Township, Greene County, Pennsylvania

Attorney: Kimberly J Simon-Pratt
223 East High Street
Waynesburg PA 15370

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-35-2022 AD-181-2022

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 10, 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.

Pennsylvania Housing Finance Agency
Vs
Victor

Situate in the Boro of Waynesburg, City of Greene Commonwealth of Pennsylvania HET a d/w/g located at 147 W Elm Street, Waynesburg, PA 15370.

Parcel #27-05-166

PROPERTY ADDRESS: 147 W. ELM STREET, WAYNESBURG, PA 15370

UPI/TAX PARCEL NUMBER: 27/05/166/ /

Seized and taken into execution to be sold as the property of RONALD F VICTOR, JENNIFER J VICTOR in suit of PENNSYLVANIA HOUSING FINANCE AGENCY.

Attorney for the Plaintiff:
VITTI LAW GROUP, INC
OAKMONT, PA 412-281-1725

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania