

# 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. 29

February 9, 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 13 and 15, 2023

## CRIMINAL

Arraignments: February 13, 2023  
ARDs: February 13, 2023  
ARD Revocations: February 13, 2023  
Parole Violations: February 13, 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.: February 27-March 3, 2023  
Convenes in Pgh.: May 8-12, 2023

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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## ARGUMENTS

Argument Court: February 27, 2022

## CIVIL

Domestic Relations Contempts: February 27, 2023  
Domestic Relations Appeals: February 27, 2023

## JUVENILE

Plea Day: February 16, 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

Ruth E. Grim to The Mineral Company, et ux., 4.483 Acres, O&G, \$34,967.40 (2-7-23)  
**DUNKARD, WAYNE, GILMORE, PERRY, SPRINGHILL & WASHINGTON**

### TOWNSHIPS

Lola Drilling III LLC, et al., to Cambridge Minerals LLC, Tracts, O&G, \$1,237,791.00 (2-7-23)

### FRANKLIN TOWNSHIP

Kirby Developments LLC, et ux., to Charles B. Riggs, et ux., Lot 63, Colonial Place Plan, \$34,273.50 (2-7-23)

Diana Sue Tokarz to The Mineral Company, et ux., 10 Acres, O&G, \$5,476.19 (2-7-23)

### FREEPORT TOWNSHIP

Mark Graham Enright, et al., to Foss Minerals LLC, 368 Acres, O&G, \$2,000.00 (2-2-23)  
Kathryn May Slifka, et ux., to Foss Minerals LLC, 368 Acres, O&G, \$2,000.00 (2-2-23)  
Mary Jane Tostige, et ux., to Foss Minerals LLC, 368 Acres, O&G, \$2,000.00 (2-2-23)

### FREEPORT & GILMORE TOWNSHIPS

Lila Lee Jayne Stewart A/K/A Jayne Stewart to Three Rivers Royalty II LLC, 135 Acres, O&G, \$12,988.28 (2-1-23)

### GILMORE TOWNSHIP

Gregory Allen Horner, et ux., to The Mineral Company, et ux., 62.52 Acres, O&G, \$28,655.00 (2-7-23)

Judith A. Flannery to The Mineral Company, et ux., 45.063 Acres, O&G, \$2,844.26 (2-7-23)

### GREENE TOWNSHIP

Blainettea H. Black to Gregory Scott Riggleman, 2 Tracts, \$245,000.00 (2-7-23)

### JACKSON TOWNSHIP

Dale Duane Brown, Sr., to The Mineral Company, et ux., 96.5375 Acres, O&G, \$10,558.79 (2-7-23)

Chay K. Lewis, et ux., to The Mineral Company, et ux., 96.5375 Acres, O&G, \$2,815.67 (2-7-23)

Robin L. Salosky, et ux., to The Mineral Company, et ux., 85.64 Acres, O&G, \$5,819.85 (2-7-23)

Jacqueline J. Lewis by Atty-In-Fact, et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$19,084.72 (2-7-23)

Patricia D. Ankrom, et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$19,084.72 (2-7-23)

Donna S. Knisely to The Mineral Company, et ux., 85.64 Acres, O&G, \$4,425.49 (2-7-23)

### JEFFERSON TOWNSHIP

Wayne J. Capozza, et ux., to Nichole Darby, Lot 8-, \$12,964.80 (2-7-23)

Tyler C. Eaton, et al., to Emory Peak Minerals LLC, Tracts, O&G, \$615,000.00 (2-7-23)

### MONONGAHELA TOWNSHIP

Nettie E. Hill to Christopher Hill, et al., 15 Acres, \$17,000.00 (2-1-23)

### PERRY TOWNSHIP

Steven A. Mariner to The Mineral Company, et ux., 3 Tracts, O&G, \$6,079.33 (2-1-23)

John E. Mariner to The Mineral Company, et ux., 3 Tracts, O&G, \$6,079.33 (2-1-23)

Jeanne O. Jamison to The Mineral Company, et ux., 3 Tracts, O&G, \$6,079.33 (2-1-23)

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Michael P. Jamison to The Mineral Company, et ux., 3 Tracts, O&G, \$5,934.32 (2-1-23)  
William G. Jamison to The Mineral Company, et ux., 3 Tracts, O&G, \$5,934.32 (2-1-23)  
Mary Lou Crouser to The Mineral Company, et ux., 3 Tracts, O&G, \$12,146.07 (2-1-23)  
Martha L. McClure to The Mineral Company, et ux., 3 Tracts, O&G, \$24,317.34 (2-1-23)  
Masters Living Trust, et ux., to Willow Point Minerals LLC, 66.696 Acres, O&G, \$100.00 (2-2-23)

Dwight R. Mitchell, et ux., to VES Land LLC, 13.778 Acres, O&G, \$18,370.67 (2-6-23)

## RICES LANDING BOROUGH

Lee Kozich, et ux., to Edward Miller, III, et ux., Lots 258-261, Bayard Plan, \$168,000.00 (2-3-23)

## RICHHILL TOWNSHIP

Anthony Neil Holmes, et ux., to The Mineral Company, et ux., 10.36 Acres, O&G, \$9,928.33 (2-7-23)

Mary Ellen Holmes to The Mineral Company, et ux., 10.36 Acres, O&G, \$9,928.33 (2-7-23)

Deanna Lee King by POA A/K/A Deanna Lee Holmes by POA, et al., to The Mineral Company, et ux., 10.36 Acres, &9,928.33 (2-7-23)

Doris E. Holmes to The Mineral Company, et ux., 10.36 Acres, O7G, \$9,928.33 (2-7-23)

## SPRINGHILL TOWNSHIP

Norma J. Hornick, et ux., to Three Rivers Royalty II LLC, 50 Acres, O&G, \$2,640.62 (2-1-23)

Linda J. Boyer to Foss Minerals LLC, Tracts, O&G, \$1,500.00 (2-2-23)

Wade Wilt, et al., to The Mineral Company, et ux., Tracts, O&G, \$4,621.69 (2-7-23)

Brenda Joyce Scherrick to The Mineral Company, et ux., 62.45625 Acres, O&G, \$71,308.86 (2-7-23)

William Wilt Jr., et ux., to EQT Production Company, 2 Tracts, O&G, \$1,155.43 (2-7-23)

Lillian M Mericle Living Trust, et al., to The Mineral Company, et ux., 54.1958 Acres, O&G, \$4,877.62 (2-7-23)

## WAYNE TOWNSHIP

Beverly Booth to Three Rivers Royalty II LLC, 2 Tracts, O&G, \$3,268.44 (2-1-23)

## WHITELEY TOWNSHIP

Cynthia J. Orndorff to The Mineral Company, et ux., 10.482 Acres, O&G, \$57,661.01 (2-6-23)

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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.

### FIRST 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

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### SECOND 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

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

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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 4<sup>th</sup> Street, Waynesburg, PA 15370  
Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street,

Waynesburg, Pa 15370

## SECOND PUBLICATION

SELLERS, ROBERT MILLARD

Late of Morgan Township, Greene County, Pennsylvania  
Administrator: Michael R. Sellers, C/O Timothy N. Logan, Esquire, Logan & Gatten  
Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill  
Street, Waynesburg, PA 15370

## THIRD PUBLICATION

GASTON, CLARA LEA

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 Nemacolin, Greene County, Pennsylvania  
Administrator: Robert Wayne Gibson, PO Box 251, Nemacolin, 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  
Executer: 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

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## LEGAL NOTICE

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### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
NO.: AD-874-2022

PNC BANK, NATIONAL ASSOCIATION, Plaintiff,  
vs.

Mathew Charles Toothman, as Believed Heir and/or Administrator of the Estate of Jackson C.  
Toothman; Unknown Heirs and/or Administrators of the Estate of Jackson C. Toothman (if  
any), Defendants

TO: Unknown Heirs and/or Administrators of the Estate of Jackson C. Toothman (if any)

You are hereby notified that Plaintiff, PNC Bank, National Association, filed an Action in  
Mortgage Foreclosure endorsed with a Notice to Defend, in the Court of Common Pleas of  
Greene County, Pennsylvania, docketed to No. AD-874-2022, seeking to foreclose the  
mortgage secured by the real estate located at 110 Mechanic Street, Mount Morris, PA 15349.

A copy of the Action in Mortgage Foreclosure will be sent to you upon request to the Attorney  
for the Plaintiff, Manley Deas Kochalski LLC, P. O. Box 165028, Columbus, OH 43216-5028.  
Phone 614-220-5611.

You have been sued in court. If you wish to defend against the claims in this notice, you must  
take action within twenty (20) days after this publication, by entering a written appearance  
personally or by attorney and filing in writing with the court your defenses or objections to the  
claims set forth against you. You are warned that if you fail to do so the case may proceed  
without you and a judgment may be entered against you by the court without further notice for  
any money claimed in the complaint or for any other claim or relief requested by the plaintiff.  
You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT  
HAVE LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE  
SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

LAWYER REFERRAL SERVICE  
Pennsylvania Lawyer Referral Service  
Pennsylvania Bar Association  
P.O. Box 186  
Harrisburg, PA 17108  
(800) 692-7375  
Court Administrator  
Greene County Courthouse  
Waynesburg, PA 15370  
(724) 852-5237

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## SHERIFF'S SALE

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### 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 Bums 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.**

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**Attorney for the Plaintiff:**

Stern & Eisenberg PC

Warrington, PA 215-572-8111

**MARCUS N. SIMMS, Sheriff**

**Greene County, Pennsylvania**