

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. 14

October 27, 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.:
October 31 and November 1, 2022

CRIMINAL

Arraignments: October 31, 2022
ARDs: November 14, 2022
ARD Revocations: November 14, 2022
Parole Violations: October 31, 2022
Plea Court: November 9, 10, and 11, 2022
License Suspension Appeals: December 20, 2022
Argument Court: TBD

ORPHANS

Accounts Nisi: November 7, 2022
Accounts Absolute: November 17, 2022

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 17-21, 2023
Convenes in Pgh.: November 1-2, 2022
Convenes in Pgh.: February 6-10, 2023

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Kayla M. Sammons
E-mail address: 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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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DEED TRANSFERS

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

CENTER TOWNSHIP

Del-Rick Properties LLC, et ux., to Larry R. Stockdale, 32.429 Acres, \$35,000.00 (10-19-22)

FRANKLIN TOWNSHIP

Scott Ely, et ux., to Shirley L. Kesterson, et al., Lot 14, Colonial Place, \$280,000.00 (10-19-22)

GILMORE TOWNSHIP

David C. Hornicsar, et ux., to EQM Gathering OPCO LLC, 15.554 Acres, \$125,000.00 (10-21-22)

JACKSON TOWNSHIP

Sandra K. Gross to EQT Production Company, .75 Acre, O&G, \$206.25 (10-21-22)

MONONGAHELA TOWNSHIP

Charles E. Antill, et ux., to David R. Riggelman, et ux., Lot 26, Parcel C, \$55,000.00 (10-20-22)

PERRY TOWNSHIP

John T. Squires, Jr., et ux., to VES Land LLC, 3.186 Acres, O&G, \$17,841.60 (10-21-22)

RICHHILL TOWNSHIP

David L. Barney to The Mineral Company, et ux., 90.522 Acres, O&G, \$4,102.04 (10-21-22)

SPRINGHILL TOWNSHIP

Kay C. Keffer, et ux., to The Mineral Company, et ux., 84.341 Acres, O&G, \$21,605.07 (10-21-22)

Robert K. Murphy to The Mineral Company, et ux., 202.03875 Acres, O&G, \$12,867.33 (10-21-22)

WASHINGTON TOWNSHIP

John P. Yost, et ux., to Consol Pennsylvania Coal Co LLP, et ux., 63.986 Acres, \$35,000.00 (10-19-22)

WAYNE TOWNSHIP

Iron Pennsylvania Land LLC to Thomas A. Patton, 100.22 Acres, \$107,091.00 (10-19-22)

WAYNESBURG BOROUGH

Emmanuel Properties LLC to Beacon Property Services LLC, Lots 121-122, \$176,000.00 (10-20-22)

WHITELEY TOWNSHIP

Iron Emerald LLC to Iron Pennsylvania LLC, R/W, 30.462 Acres, \$11,274.60 (10-19-22)

Iron Emerald LLC to John K. Agostinelli, 30.462 Acres, \$175,000.00 (10-19-22)

Marianne J. Blessing to VES Land LLC, .4 Acre, O&G, \$2,800.00 (10-21-22)

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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.

SECOND PUBLICATION

HANN, DARLENE G. A/K/A DARLENE L. HANN A/K/A DARLENE G. HAM
Late of Franklin Township, Greene County, Pennsylvania
Executrix: Jacqueline K. Gray, 230 Crago Avenue, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

JACKSON, MARGARET LOUISE A/K/A MARGARET S. JACKSON
Late of Morgan Township, Greene County, Pennsylvania
Executor: John R. Bristol, 70 Rinehart Lane, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

JURCEVICH, FRANK
Late of Morgan Township, Greene County, Pennsylvania
Executor: Jeffrey F. Jurcevich, 246 Brehm Road, Washington, PA 15301
Attorney: Blake J. Birchmeier, Esquire, Pollock Morris Belletti and Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

PHILLIPS, ROBERT G. A/K/A ROBERT G. PHILLIPS, SR. A/K/A ROBERT GENE PHILLIPS, SR.
Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Kimberly A. Jones, 415 West Roy Furman Highway, Wind Ridge, PA 15380
Attorney: Blake J. Birchmeier, Esquire, Pollock Morris Belletti and Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

PUGLIA, ELAINE A/K/A ELAINE OSSO PUGLIA
Late of Waynesburg, Greene County, Pennsylvania
Testator: Paul Puglia, c/o Karen S. Timko, CELA, and Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220
Attorney: Karen S. Timko, Certified Elder Law Attorney, Julian Gray Associates, 954 Greentree Road, Pittsburgh, PA 15220

THIRD PUBLICATION

KENDRALLA, ROSE EMMA A/K/A ROSE E. KENDRALLA A/K/A ROSE KENDRALLA
Co-Administrator: Debra Henry, 200 East Street, Carmichaels, PA 15320
Co-Administrator: Rita King, 120 Old Dairy Road, Dilliner, PA 15327
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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WELCH, MARGARET E.
Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Margaret Martin a/k/a Peg Martin, 313 Fifth Avenue, PO Box 334, Crucible, PA 15325
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Stret, Waynesburg, PA 15370

LEGAL NOTICE

**IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
CIVIL DIVISION**

IN RE:)
)
CHANGE OF NAME) **Misc. No. 141 of 2022**
B.A.R.)
A minor child.)

NOTICE is hereby given that on October 11, 2022, the Petition of Ruby Elizabeth Shultz was filed in the above-named Court, requesting an Order to change the name of B.A.R., born March 14, 2013, to B.A.S.

The Court has fixed **Tuesday, January 24, 2023, at 9:00 A.M.** in Courtroom No. 1, Greene County Courthouse, 10 East High Street, Waynesburg, Pennsylvania, as the time and place for the hearing on said Petition, when and where all interested parties may appear and show cause, if any, why the request of the Petitioner should not be granted.

Jessica L. Phillips, Esquire
Phillips & Ross, LLC
Attorney for Petitioners
82 West High Street
Waynesburg, PA 15370
Phone: (724) 802-7434

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, NOVEMBER 18, 2022
AT 10:00 O'CLOCK A.M.**

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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 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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-45-2018 AD-223-2018

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, NOVEMBER 18, 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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DOCKET #AD-223-2018
ALL THAT CERTAIN lot of land situate in Whiteley Township, County of Greene and Commonwealth of Pennsylvania.
IMPROVEMENTS consist of a residential dwelling.
BEING PREMISES: 339 Patterson Run Road, Waynesburg, PA 15370
SOLD as the property of JEFFREY A. PHILLIPS and DONNA M. PHILLIPS
TAX PARCEL #29-03-152c
ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 339 Patterson Run Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 29-03-152C

Seized and taken into execution to be sold as the property of JEFFREY A PHILLIPS, DONNA M PHILLIPS in suit of WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST.

Attorney for the Plaintiff:
KML Law Group, P.C.
Philadelphia, PA 215-627-1322

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania