

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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Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

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Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

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Convenes in Pgh.: January 23-27, 2023

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Lukas B. Gatten, Treasurer

Jessica L. Phillips, Ex-Officio

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

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Vera Fosnot to Three Rivers Royalty III LLC, 105.82 Acres, O&G, \$3,434.09 (12-14-22)
Stephen Barrett, et al., to Dirk Tedrow, et ux., 1 Acre, \$127,000.00 (12-15-22)

ALEPPO & SPRINGHILL TOWNSHIPS

James M. Fosnot to Three Rivers Royalty III LLC, 5 Tracts, O&G, \$13,785.54 (12-14-22)

CARMICHAELS BOROUGH

Bryan K. Bird, II, et ux., to Travis Tharp, et ux., 2 Tracts, \$122,900.00 (12-19-22)

CLARKSVILLE BOROUGH

James A. Shipley, et ux., to Zackery R. Howard, et ux., Lot, .43 Acre, \$87,000.00 (12-16-22)

CUMBERLAND TOWNSHIP

County of Greene to CJF Property Holding LLC, 1.847 Acres, \$12,800.00 (12-14-22)
Rodney Carlos Shepherd Estate, et ux., to Equity Point Real Estate LLC, Lot 233, Crucible, \$36,000.00 (12-15-22)

Jeanna Cooper to CST Investments LLC, Tract, \$25,000.00 (12-16-22)

Dessie J. Conard to Teresa Nicola, 1.3111 Acres, \$184,900.00 (12-19-22)

Wilber D. Colvin Revocable Trust, et ux., to Bryan K. Bird, et ux., Lot 9, Crucible Subdivision II, \$279,000.00 (12-19-22)

DUNKARD TOWNSHIP

Michael Allen Perry, et ux., to Donald Lee Meredith, Lot 12, Bobtown Plan No 1, \$70,000.00 (12-16-22)

FRANKLIN TOWNSHIP

Holbert J. White, Jr., et ux., to Cynthia L. Dias, Unit 605, Huntington Woods Subdivision, \$185,000.00 (12-15-22)

GILMORE TOWNSHIP

Eric G. Rymer to The Mineral Company, et ux., 118.998 Acres, O&G, \$9,612.36 (12-15-22)

JEFFERSON TOWNSHIP

Ernest W. Gacek to James W. Popielarcheck, et ux., Lot 94, Fairground Addition, \$5,000.00 (12-16-22)

MONONGAHELA TOWNSHIP

Jesse Wayne Fox, et al., to Savanna Harland, et ux., 2 Tracts, \$16,300.00 (12-16-22)

MORRIS TOWNSHIP

Jonathan R Angel, et ux., to Lauralee Wood, et ux., Lot, \$230,000.00 (12-14-22)

John J. Salamone to Matthew J. Salamone, et ux., 124.13 Acres, \$39,025.80 (12-19-22)

PERRY TOWNSHIP

Mark E. McClure to The Mineral Company, et ux., 66.696 Acres, O&G, \$2,327.34 (12-15-22)

Jeffrey W. McClure to The Mineral Company, et ux., 66.696 Acres, O&G, \$24,327.34 (12-15-22)

Paul R. Bellina, et ux., to Catherine L. Cain, 37.4519 Acres, \$88,000.00 (12-16-22)

RICHHILL TOWNSHIP

Beta Energy Partners LLC to Horizon Resources III LLC, Tracts, O&G, \$1,700,000.00 (12-19-22)

Donna L. Brown-McCumbers A/K/A Donna L. Brown, et ux., to VES Land LLC, 4.96 Acres, O&G, \$57,040.00 (12-19-22)

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SPRINGHILL TOWNSHIP

Cynthia L. Jones to EQT Production Company, 1.5 Acres, O&G, \$281.25 (12-15-22)

Larry E. Kennedy, et ux., to EQT Production Company, 47.206 Acres, O&G, \$1,225.94 (12-15-22)

Rae Marie Wardrop, et ux., to The Mineral Company, et ux., 87.95625 Acres, O&G, \$11,500.44 (12-15-22)

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

HUFFMAN, JOAN E. A/K/A JOAN ABBE HUFFMAN

Late of Waynesburg Borough, Greene County, Pennsylvania

Executor: 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

SECOND PUBLICATION

ALGER, ROSALIE A.

Late of Springhill Township, Greene County, Pennsylvania

Executor: Jeffrey Alger, 4121 E. Freedom Circle, Ooltewah, TN 37363

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

NOVAK, JEFFREY J.

Late of Greensboro, Greene County, Pennsylvania

Executrix: Vicky L. Novak, 1821 S. Eighty Eight Road, Greensboro, PA 15338

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

NYANDEMOH, KAREN S.

Late of Pittsburgh, Allegheny County, Pennsylvania

Administrator: Sahr Nyandemoh, 12211 Sedgeway Lane, Lovettsville, VA 20180

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

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WATSON, BARRY LOREN A/K/A BARRY L. WATSON

Late of Rogersville, Greene County, Pennsylvania

Administrator: Rachel L. Watson, 367 Ceylon Road, Carmichaels, PA 15320

Attorney: Sam H. Jessee, Esquire, PO Box 100091, Pittsburgh, PA 15214

THIRD PUBLICATION

BIERER, RICHARD

Late of Greene Township, Greene County, Pennsylvania

Administrator: Brian Ross, 50803 Mellott Ridge Road, Beallsville, OH 43716

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

BISSETT, DENISE A/K/A DENISE MCCAULEY

Late of Franklin Township, Greene County, Pennsylvania

Administratrix: Amy Smith, 3149 West Roy Furman Hwy., Rogersville, PA 15359

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

BRAUN, RICHARD JOHN A/K/A RICHARD J. BRAUN, JR.

Late of Morgan Township, Greene County, Pennsylvania

Administratrix: Linda Braun, 18 Circle Street, PO Box 294, Mather, PA 15346

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SARAFIAN, KENNETH A.

Late of Wayne Township, Greene County, Pennsylvania

Executor: William J. Brant, PO Box 223 Mather, PA 15346

Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

SMITH, GLENDA

Late of Franklin Township, Greene County, Pennsylvania

Executrix: Taylor N. Smith, 275 Wilson Road, PO Box 275, Mount Morris, PA 15349

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

UTKE, THOMAS JOHN JR.,

Late of Jefferson Township, Greene County, Pennsylvania

Executrix: Vanessa Cole, 131 Hillcrest Avenue, Rices Landing, PA 15357

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

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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 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