

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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July 15, 2021



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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

MOTIONS

Criminal & Civil & O.C.:
July 19 and 21, 2021

CRIMINAL

Arraignments: July 19, 2021
ARDs: July 12, 2021
ARD Revocations: July 12, 2021
Parole Violations: July 19, 2021
Plea Court: August 10, 11, and 12, 2021
License Suspension Appeals: August 16, 2021
Argument Court: July 26, 2021

ORPHANS

Accounts Nisi: July 6, 2021
Accounts Absolute: July 16, 2021

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: October 25-29, 2021
Convenes in Pgh.: August 17-19, 2021
Convenes in Pgh.: October 18-22, 2021

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Jessica L. Phillips, President
Christopher M. Simms, Vice-President
Cheryl Cowen, Secretary
Timothy M. Ross, Treasurer
Christine N. Nash, Ex-Officio

ARGUMENTS

Argument Court: July 26, 2021

CIVIL

Domestic Relations Contempts: July 18, 2021
Domestic Relations Appeals: July 18, 2021

JUVENILE

Plea Day: August 19, 2021

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Ellen Baker to The Mineral Company, 138.36 Acres, O&G, \$137,927.63 (7-8-217-8-21)
Donna Czerwien to The Mineral Company, 138.36 Acres, O&G, \$137,927.63 (7-8-21)
Marie Baker to The Mineral Company, 138.36 Acres, O&G, \$137,927.63 (8

CUMBERLAND TOWNSHIP

Brandi Milostan, et ux., to Khedive Holdings LLC, Lot 426 in Crucible, \$80,335.20 (7-9-21)
George A. Reiss, Jr., Estate A/K/A George A. Reiss Estate, et ux., to Cecil W. Reiss,
\$145,000.00 (7-13-21)

DUNKARD TOWNSHIP

Lindsey J. Fortkamp A/K/A Lindsey J. Yost, et al., to Tammy Stajnrach, et ux., 1.96 Acres,
\$100,000.00 (7-7-21)

FRANKLIN TOWNSHIP

Rex Allen Carson, et al., to Kaylynn Fazenbaker, Tract, \$70,000.00 (7-7-21)
Andrew T. Bennett A/K/A Andrew Bennett, et ux., to Patrick C. Morris, Lot 26 in Howard
Subdivision, \$290,000.00 (7-8-21)
William J. Okuley Estate A/K/A Bill Okuley Estate, et ux., to James H. Mason, et ux., Tract,
\$285,000.00 (7-13-21)
John A. Throckmorton, et ux., to Collin John, et ux., 32.297 Acres, \$1,100,000.00 (7-13-21)

FREEPORT TOWNSHIP

Gratta J. Lohr, et ux., to Zachary Debolt, 3 Tracts, \$50,000.00 (7-13-21)

GREENE TOWNSHIP

Linda M. Wigington to Nathan R. Caldwell, et ux., 9.302 Acres, \$30,000.00 (7-9-21)

JACKSON TOWNSHIP

Kimberly Ann Lavery to The Mineral Company, 599.181 Acres, O&G, \$16,093.11 (7-13-21)
Debora F. Desmond to The Mineral Company, \$599.181 Acres, O&G, \$16,093.11 (7-13-21)
Lori F. Durst to The Mineral Company, 599.181 Acres, O&G, \$16,093.11 (7-13-21)

MONONGAHELA TOWNSHIP

Renee D. Gall, et al., to Jill Rankin, 10 Acres, \$220,000.00 (7-7-21)

MORGAN TOWNSHIP

Lucille V. Policz to Todd M. Ely, 2.43 Acres, \$87,000.00 (7-8-21)
Samuel D. Smith to 240 2nd Street Trust, Lot 240 in Mather, \$1,000.00 (7-9-21)
Edward L. Black Estate, et ux., to Robert C. Gardner, II, et ux., Tract, \$185,000.00 (7-12-21)
Betty S. Nichols Estate, et ux., to William C. Schamp, Lot 809 in Mather, \$30,000.00 (7-12-21)
Carrie L. Davis to Jennifer M. Fletcher, Lot 520 in Mather, \$67,500.00 (7-12-21)

MORRIS TOWNSHIP

Donna Lee Maerker to EQT Production Company, 2 Tracts, O&G, \$455.36 (7-13-21)
Norma Jean King to EQT Production Company, 2 Tracts, O&G, \$1,366.07 (7-13-21)

SPRINGHILL TOWNSHIP

Michelle E. Kerr to The Mineral Company, 8.375 Acres, O&G, \$5,692.38 (7-8-21)
Kenneth Andrew Guthrie to EQT Production Company, 8.88 Acres, O&G, \$146.54 (7-8-21)
Carol L. Geho to The Mineral Company, 21 Acres, O&G, \$39,375.00 (7-13-21)
Jeffrey L. Kerr, et ux., to The Mineral Company, 8.375 Acres, O&G, \$5,692.38 (7-13-21)
Robert Lee Hall to Windridge Minerals, 76 Acres, O&G, \$500.00 (7-13-21)

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WASHINGTON TOWNSHIP

Jessica R. Tennant A/K/A Jessica R. Tennant-Medlen to The Mineral Company, 5.84 Acres, O&G, \$33,872.00 (7-8-21)
John C. McNay, et al., to Joseph Robert Monica, III, Lots 244-245 in Waynesburg Lakes Plan, \$8,400.00 (7-13-21)

WAYNE TOWNSHIP

Janice Lynn Keener to The Mineral Company, 29.7375 Acres, O&G, \$16,520.87 (7-8-21)
Richard Scott Keener to The Mineral Company, 29.7375 Acres, O&G, \$16,520.84 (7-8-21)

WAYNESBURG BOROUGH

Robin Thomas, et ux., to Betty J. Lannan, Lot \$150,000.00 (7-12-21)

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

DULANEY, JUDY I.

Late of Morgan Township, Greene County, Pennsylvania
Executor: Joshua H. Dulaney, 191 Breakneck Road, Waynesburg, PA 15370
Attorney: None

RICHARDSON, MAXINE ELIZABETH

Late of Richhill Township, Greene County, Pennsylvania
Administrator: Sandra R. Harris, C/O Chambers & Pratt, P.C., 223 East High Street, Waynesburg, PA 15370
Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, P.C., 223 East High Street, Waynesburg, PA 15370

SMITH, EDWARD OAKEY

Late of Perry Township, Greene County, Pennsylvania
Executrix: Mary Susan Hollabaugh, 190 Dairy Farm Road, Mt. Morris, PA 15349
Attorney: None

THIRD PUBLICATION

HINERMAN, WILLIAM K.

Late of Waynesburg, Greene County, Pennsylvania
Co-Executors: William D. Hinerman, 119 Highland Ave., Waynesburg, PA 15370 and Edward L. Hinerman, 1142 Sycamore Street, Waynesburg, PA 15370
Attorney: Shannon L. Crew, Esquire, Three Gateway Center, 401 Liberty Avenue, 22nd Floor, Pittsburgh, PA 1522-1005

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PEVARNIK, THOMAS R., SR.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Priscilla Michalik, C/O Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370
Attorney: Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370

NOTICE

NOTICE: DUE TO COVID-19 REQUIREMENTS PROBATE PROCEEDINGS WILL BE BY APPOINTMENT ONLY.

All Probate proceedings must be reviewed before an appointment is scheduled.

For review email your prepared documents to: jharrison@co.greene.pa.us or dtharp@co.greene.pa.us

Please allow a 24-hour approval period.

Documents may include but are not limited to the Petition for Grant of Letters, Will, Codicil(s), Renunciation(s), Death certificate, State Information Sheet, etc.

Once your documents are approved, we will contact you to setup an appointment.

Please bring all the original documents with you to your appointment.

Donna J. Tharp, Register of Wills 724-852-5284

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 August 2, 2021 FOR NISI CONFIRMATION AND ON August 12, 2021 FOR FINAL CONFIRMATION.

The Amended First & Final Account of Amberly Courtwright, Administratrix of the Estate of Kimberly Sue Courtwright, Deceased, late of Center Township, Greene County PA

Attorney: David F. Pollock, Esquire
54 South Washington Street
Waynesburg, PA 15370

LEGAL NOTICE

Paralegal – Voce is seeking a full-time paralegal to support SWAN LSI for our location in Waynesburg, PA (Greene County). General knowledge/work experience in legal or in child welfare and an Associate's degree, Bachelor's degree or paralegal certificate is preferred. A minimum of 5 years of related experience will be considered in lieu of degree and/or

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certification. Our paralegals are required to engage in travel which may include overnight stays. Travel expenses are reimbursed as per our policies. We offer the opportunity for professional growth and advancement within our organization as well as comprehensive benefits package. Please submit your cover letter and resume to: www.vocetogether.org EOE

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA CIVIL
ACTION-LAW
A.D. NO. 296, 2021

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

First Federal Savings and Loan Association of Greene County, Plaintiff
Vs.
Estate of Paul J. Teegarden, William D. Teegarden, et al.

TO: William D. Teegarden and Beverly K. Ambrose, their heirs, successors and assigns; and
Unknown Surviving Heirs of Paul J. Teegarden

PRESENTLY OR FORMERLY OF 316A N. Market Street, Carmichaels, PA 153320
and 823 Lippencott Road, Waynesburg, PA 15370 respectively. A lawsuit has been filed
against you in mortgage foreclosure and against your real estate of 106 Fairview Avenue,
Waynesburg, PA 15370 because you have failed to make the regular monthly payments on your
mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you
owed to the Greene County Court of Common Pleas, at the above term and number.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE
PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS
IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO
THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED
AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE
PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS
IMPORTANT TO YOU.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE, IF YOU DO
NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW.
THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A
LAWYER.

IF YOU CANNOT AFFORD A LAWYER, THIS OFFICE MAY BE ABLE TO
PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL
SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Greene County
Greene County Courthouse
10 East High Street
Waynesburg, PA 15370
724-852-5237