

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 7, 2021



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Notice	Page 4
Sheriff Sale	Page 5
Supreme Court Notice	Page 6

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Since October 1982

The Greene Reports

2-----1/7/21-----

COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge

MOTIONS

Criminal & Civil & O.C.:
January 11 and 13, 2021

CRIMINAL

Arraignments: January 11, 2021
ARDs: February 8, 2021
ARD Revocations: February 8, 2021
Parole Violations: January 11, 2021
Plea Court: January 20, 21, and 22, 2021
License Suspension Appeals: February 16, 2021
Argument Court: January 25, 2021

ORPHANS

Accounts Nisi: January 4, 2021
Accounts Absolute: January 15, 2021

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 12-16, 2021
Convenes in Pgh.: January 26-28, 2021
Convenes in Pgh.: February 8-12, 2021

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

The Greene Reports

-----1/7/21-----3

DEED TRANSFERS

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

ALEPPO AND RICHHILL TOWNSHIPS

Chesapeake Appalachia LLC to Ridgetop Appalachia LLC, 531.5 Acres, O&G, \$1,594,500.00
(1-6-21)

CENTER TOWNSHIP

Charles R. Nelson, et ux., to Consol Pennsylvania Coal Co LLC, et ux., R/W, 66.69 Acres,
\$40,000.00 (1-7-21)

CLARKSVILLE BOROUGH

Anabell T. Hacknet Estate, et al., to Lynette E. Evans, Tracts, \$35,000.00 (1-7-21)

CUMBERLAND TOWNSHIP

Rock L. Russian, et ux., to Christopher Mickey, et ux., Lot 291 in Crucible, \$71,000.00 (1-4-21)

Ethen Galland A/K/A Ethan Galland to Aunix Acquisition Fund LLC, 69.729 Acres, O&G,
\$30,506.44 (1-7-21)

Tamara Goff to Aunix Acquisition Fund LLC, 69.729 Acres, O&G, \$30,506.44 (1-7-21)
Beth J. Weaver A/K/A Beth J. Minder, et ux., to Jared w. Blosser, et ux., 2 Tracts, \$18,000.00
(1-7-21)

FRANKLIN, GILMORE, MORRIS, SPRINGHILL, FREEPORT, JACKSON, AND WASHINGTON TOWNSHIPS

Lisa L. Pollock to Three Rivers Royalty LLC, Tracts, O&G, \$55,867.46 (1-5-21)
Linda Sonneborn, et ux., to Three Rivers Royalty LLC, Tracts, O&G, \$55,867.46 (1-5-21)
George William Smith, et ux., to Three Rivers Royalty LLC, Tracts, O&G, \$55,867.46 (1-5-21)

JACKSON TOWNSHIP

Philip M. Poole, et ux., to Three Rivers Royalty LLC, 4 Tracts, O&G, \$33,851.94 (1-5-21)
Jonathan Poole, et ux., to Three Rivers Royalty LLC, 4 Tracts, O&G, \$33,851.94 (1-5-21)

RICHHILL TOWNSHIP

Richhill Township, et ux., to CNX Midstream DEVCO I LP, et ux., R/W, \$11,090.68 (1-7-21)
Andrew Burns, et al., to CNX Midstream DEVCO I LP, et ux., R/W, \$231,000.00 (1-7-21)

WAYNE TOWNSHIP

Amber Cubberley, et ux., to Mulligan Mineral Partners LLC, 3 Tracts, O&G, \$4,500.00 (1-6-21)

Mark Adams, et ux., to Mulligan Mineral Partners LLC, 170 Acres, O&G, \$2,100.00 (1-6-21)
Mildred A. Eddy to Work Resources LLC, 66.091 Acres, O&G, \$2,000.00 (1-7-21)

WHITELEY TOWNSHIP

Earl Marshall Masters to The Mineral Company, 1.116 Acres, O&G, \$2,604.00 (1-6-21)

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.

SECOND PUBLICATION

GEORGE, KATHRYN EILEEN
Late of Franklin Township, Greene County, Pennsylvania
Executrix: Heidi M. Georgi Strum, 607 Pittsburgh Avenue, Fairmont, WV 26554
Attorney: None

REED, FLORENCE M.
Late of Washington Township, Greene County, Pennsylvania
Executor: Ross E. Reed, c/o 775 E. Maiden Street, Washington, PA 15301
Attorney: Dorothy A. Milovac, Esquire, 775 E. Maiden Street, Washington, PA 15301

THIRD PUBLICATION

BLACK, DOUGLAS E.
Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Olive Joann Black, 138 Garards Fort Road, Carmichaels, PA 15320
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

VARNER, SUSAN KAY A/K/A SUSAN K. VARNER
Late of Waynesburg Borough, Greene County, Pennsylvania
Co-Administrators: Chad E. Varner, 818 Rudolph Run Road, Spraggs, PA 15362 and Jeremy J. Varner, 885 South Eighty-Eight Road, Carmichaels, PA 15320
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792, 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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-20-2020**

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 15, 2021
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 THOSE CERTAIN lots of ground situate in Waynesburg Borough, Greene County, Pennsylvania, bounded and described as 149 Woodland Avenue, Waynesburg, PA 15370.

Parcel #28-02-117, 28-02-116, and 28-02-119

Being the same premises in which David Mark King and Gail King by Deed dated July 8, 2013 and recorded July 8, 2013 in Book 460, page 1653 in the Recorder of Deeds Office in and for the County of Greene, granted and conveyed unto Lisa M. Snyder, in fee.

PROPERTY ADDRESS: 149 Woodland Ave, Waynesburg, PA 15370
UPI/ TAX PARCEL NUMBER: 28-02-117, 28-02-116, 28-02-119

Seized and taken into execution to be sold as the property of LISA M. SNYDER in suit of NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER.

Attorney for the Plaintiff:
Shapiro & Denardo
King of Prussia, PA 610-278-6800

**MARCUS SIMMS, Sheriff
Greene County, Pennsylvania**

The Greene Reports

6-----1/7/21-----

SUPREME COURT NOTICE

SUPREME COURT OF PENNSYLVANIA CIVIL PROCEDURAL RULES COMMITTEE

Rule 238. Damages for Delay in an Action for Bodily Injury, Death or Property Damage

Addendum to Explanatory Comment (2021)

The prime rate as set forth in the first edition of the Wall Street Journal for a particular year is the basis for calculating damages for delay under Pa.R.C.P. No. 238 as revised November 7, 1988. The prime rate published in the first edition of the Wall Street Journal for each of the years specified is as follows:

Date of Publication	Prime Rate Percentage
<u>January 4, 2021</u>	<u>3 ¼</u>
January 2, 2020	4 ¾
January 2, 2019	5 ½
January 2, 2018	4 ½
January 3, 2017	3 ¾
January 4, 2016	3 ½
January 2, 2015	3 ¼
January 2, 2014	3 ¼
January 2, 2013	3 ¼
January 3, 2012	3 ¼
January 3, 2011	3 ¼
January 4, 2010	3 ¼
January 2, 2009	3 ¼
January 2, 2008	7 ¼
January 2, 2007	8 ¼
January 3, 2006	7 ¼
January 3, 2005	5 ¼
January 2, 2004	4
January 2, 2003	4 ¼
January 2, 2002	4 ¾
January 2, 2001	9 ½
January 3, 2000	8 ½
January 4, 1999	7 ¾
January 2, 1998	8 ½

NOTE: The prime rate for the years 1980 through 1997 may be found in the Addendum to the Explanatory Comment published in the *Pennsylvania Bulletin*, 33 Pa.B. 634 (February 1, 2003), and on the web site of the Civil Procedural Rules Committee at <http://www.pacourts.us>.

By the Civil Procedural Rules Committee
John J. Hare
Chair