

# 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. 56**

**September 16, 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.:  
September 20 and September 22, 2021

## CRIMINAL

Arraignments: September 20, 2021  
ARDs: September 19, 2021  
ARD Revocations: September 19, 2021  
Parole Violations: September 20, 2021  
Plea Court: October 13 and 14, 2021  
License Suspension Appeals: October 18, 2021  
Argument Court: September 27, 2021

## ORPHANS

Accounts Nisi: September 7, 2021  
Accounts Absolute: September 17, 2021

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: October 25-29, 2021  
Convenes in Pgh.: September 28-30, 2021  
Convenes in Pgh.: October 18-22, 2021

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
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E-mail address: [editor.greeneareports@yahoo.com](mailto:editor.greeneareports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

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## ARGUMENTS

Argument Court: September 27, 2021

## CIVIL

Domestic Relations Contempts: September 27, 2021  
Domestic Relations Appeals: September 27, 2021

## JUVENILE

Plea Day: October 21, 2021

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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

David C. Riffle to The Mineral Company, et ux., 31.35 Acres, O&G, \$18,820.00 (9-10-21)

### CUMBERLAND TOWNSHIP

Patricia Ann Hewitt by TCB, et ux., to Zefross Property LLC, Tax Claim, .040 Acre, \$32,436.00 (9-10-21)

Emmaline Mayle by TCB, et ux., to Samuel Smith, Tax Claim, .460 Acre, \$60,527.00 (9-10-21)

Candace Whipkey by TCB, et ux., to James S. Howard, Tax Claim, .250 Acre, \$1,571.00 (9-10-21)

Wally W. Jackson to Art Linz, et ux., 2.604 Acres, \$48,500.00 (9-10-21)

### DUNKARD TOWNSHIP

Michael Runyon, et ux., to Mathew R. Krushansky, 5.233 Acres, \$125,000.00 (9-13-21)

### FRANKLIN TOWNSHIP

Ryan Michael Milliken, et ux., to Clay Roman, et ux., 71.453 Acres, \$390,000.00 (9-9-21)  
Gary Lee & Nancy S. Snyder Family IRR Trust, et ux., to Ellen Boros, Lot in Willow Grove Plan, \$175,000.00 (9-9-21)

Amanda G. Johnson by TCB, et ux., to Sarah Bowden, et ux., Tax Claim, \$3,162.00 (9-10-21)

Myra L. Remaley to Earl B. Cooke, et ux., Lot 15 in Carpenter Plan, \$215,000.00 (9-14-21)

### FREEPORT TOWNSHIP

Deborah M. Miller, et ux., to Jacob Watson, Tract, \$40,000.00 (9-14-21)

### JEFFERSON TOWNSHIP

Annette Roberts by TCB, et ux., to Frank Santucci, III, Tax Claim, .170 Acre, \$15,178.00 (9-10-21)

Patsy G. Bell by TCB, et ux., to Frank Santucci, III, Tax Claim, .170 Acre, \$6,385.00 (9-10-21)

### MORGAN TOWNSHIP

Jeff R. Briggs by TCB, et ux., to Crystal Kovalcheck, et ux., Tax Claim, .140 Acre, \$4,141.00 (9-10-21)

Jeff R. Briggs by TCB, et ux., to Crystal Kovalcheck, et ux., Tax Claim, .140 Acre, \$40,188.00 (9-10-21)

Joseph McElwee, et al., to William F. McDonald, et ux., 2 Tracts, \$145,000.00 (9-10-21)

### PERRY TOWNSHIP

Jerome A. Novak, et ux., to Matthew F. Eisel, .700 Acre, \$181,000.00 (9-9-21)

### RICES LANDING BOROUGH

May Jane Palone by TCB, et ux., to Allen J. Grimm, Jr., Tax Claim, \$5,426.00 (9-10-21)

May Jane Palone by TCB, et ux., to Zerfoss Property LLC, Tax Claim, .620 Acre, \$74,440.00 (9-10-21)

### RICHHILL TOWNSHIP

Cora B. Brownlee to EQT Production Company, 4 Acres, O&G, \$2,000.00 (9-10-21)

Mildred E. Murray to EQT Production Company, 47.20 Acres, O&G, \$1,770.00 (9-10-21)

Charles Wolfe to VES Land LLC, 1.0654 Acres, O&G, \$6,658.25 (9-13-21)

### SPRINGHILL TOWNSHIP

Ruth E. Keefer Estate, et al., to William Roger Phillips, et ux., 2 Tracts, \$38,250.00 (9-8-21)  
Charles Robert Lancaster Estate, et al., to the Mineral Company, et ux., 327.7625 Acres, O&G, \$3,120.55 (9-10-21)

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## WASHINGTON TOWNSHIP

Robert D. Hopes to Phive Starr Properties LP, 2 Tracts, O&G, \$120,000.00 (9-9-21)  
Amy Lyn Palmer by TCB, et ux., to Consol Pennsylvania Coal Co LLC, Tax Claim, .800 Acre,  
\$9,874.00 (9-10-2)  
Gerald L. Barthauer by TCB, et ux., to Pamela Abb, Tax Claim, .410 Acre, \$3,917.00 (9-10-21)

## WAYNE TOWNSHIP

MMA Mineral Group LLC to The Mineral Company, et ux., 63.409 Acres, O&G, \$5,009.91 (9-10-21)

## WAYNESBURG BOROUGH

Heather L. Gilbert, et ux., to Eric R. Hurd, et ux., Lot 13 in Montgomery Addition Plan,  
\$147,198.00 (9-10-21)  
Albert J. Churney, Jr., et al., to Adamson Properties LLC, Lot in Sayers Addition, \$2,500.00 (9-14-21)

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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

DUSENBERRY, GLENN A/K/A GLENN MILTON DUSENBERRY

Late of Perry Township, Greene County, Pennsylvania

Executrix: Dixie D. Adams, PO Box 505, Arthurdale, WV 26520

Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

KUGHN, KEITH BROCK

Late of Waynesburg, Greene County, Pennsylvania

Administrator: Clara J. Babb, C/O Seth Wilson, Esquire, Bowles Rice LLP, 125 Granville Square, Suite 400, Morgantown, WV 26501

Attorney: Seth Wilson, Esquire, Bowles Rice LLP, 125 Granville Square, Suite 400, Morgantown, WV 26501, 304-285-2531

LEMLEY, BILLY MYRL

Late of Wayne Township, Greene County, Pennsylvania

Administratrix: Joan Lemley, C/O Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370

Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370

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## SECOND PUBLICATION

BAKER, GRACE ELIZABETH

Late of Carmichaels, Greene County, Pennsylvania

Executor: David M. Baker, 117 West Street, Carmichaels, PA 15320

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

BROWNLEE, JOE JACK

Late of Nemacolin, Greene County, Pennsylvania

Co-Administrators: Joseph Brownlee, 322 Grant Lane, P.O. Box 724, Nemacolin, PA 15351 and Mary Jo Elizabeth Brownlee, Lot 72, Rt. 21 (MHP), Carmichaels, PA 15320

Attorney: Benjamin E. Cohen, Esquire, Two Chantham Center, Suite 985, Pittsburgh, PA 15219

ESCOTT, ROBERT E.

Late of Franklin Township, Greene County, Pennsylvania

Executor: Tamie Kiger, 75 Crabapple Drive, Waynesburg, PA 15370

Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

STIMMELL, THOMAS E.

Late of Morgan Township, Greene County, Pennsylvania

Executrix: Rachell Zebro, 131 First Street, P.O. Box 324, Mather, PA 15346

Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

TEDESCHI, MICHAEL PATRICK A/K/A MICHAEL P. TEDESCHI

Late of Jefferson Township, Greene County, Pennsylvania

Administrator: Anthony Tedeschi, 330 Donnan Avenue, Washington, PA 15301

Attorney: Richard J. Amrhein, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

## THIRD PUBLICATION

HOUSEHOLDER, TAMMY LYNN

Late of Richhill Township, Greene County, Pennsylvania

Administrator: Robert Householder, 724 Bristoria Road, Graysville, PA 15337

Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

ULRICH, LILLIAN H.

Late of Franklin Township, Greene County, Pennsylvania

Administrator: Charles E. Ulrich, C/O Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370

Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**

**No. ED-24-2021**

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, SEPTEMBER 24, 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.

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Lakeview Loan Servicing, LLC

Vs.

Amie Johnson and

Wesley J. Johnson

All that certain lot of land situate in Township of Wayne, County of Greene and Commonwealth of Pennsylvania. Improvements consist of a residential dwelling being 151 Oak Foret Road, Brave, PA 15316. Sold as property of Amie Johnson and Wesley J. Johnson.

Tax Parcel #: 25-04-182 and 25-04-141D

PROPERTY ADDRESS: 151 Oak Forest Road, Brave, PA 15316

UPI / TAX PARCEL NUMBER: 25-04-182/25-04-141D

**Seized and taken into execution to be sold as the property of AMIE JOHNSON, WESLEY J. JOHNSON, AMIE AND WELEY J. JOHNSON, in suit of LAKEVIEW LOAN SERVICING, LLC.**

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**Attorney for the Plaintiff:**

KML Law Group, P.C.

Philadelphia, PA 215-627-1322

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**MARCUS N. SIMMS, Sheriff**

**Greene County, Pennsylvania**