

# 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. XL, No. 25**

**December 19, 2024**

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## Table of Contents

<b>Deed Notices .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 4</b>
<b>Sheriff's Sale .....</b>	<b>Page 5</b>

Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

2-----12/19/24-----

## COURT OF COMMON PLEAS

Honorable Louis Dayich, President Judge

Honorable Jeffry N. Grimes, Judge

### MOTIONS

Criminal & Civil & O.C.:  
December 23 and 26, 2024

### CRIMINAL

Arraignments: December 23, 2024  
ARDs: January 17, 2025  
ARD Revocations: January 17, 2025  
Parole Violations: December 23, 2024  
Plea Court: January 15, 2025  
License Suspension February 18, 2025

### ORPHANS

Accounts Nisi: January 6, 2025  
Accounts Absolute: January 16, 2025

### SUPREME COURT

### SUPERIOR COURT

### COMMONWEALTH COURT

Convenes in Pgh.: April 7-11, 2025

Convenes in Pgh.: January 14-15, 2025

Convenes in Pgh.: February 3-7, 2025

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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## THE GREENE COUNTY BAR ASSOCIATION

Timothy M. Ross, President

Adam J. Belletti, Vice-President

John R. Headley, Secretary

Lukas B. Gatten, Treasurer

Christopher M. Simms, Ex-Officio

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### ARGUMENTS

Argument Court: January 22, 2025

### CIVIL

Domestic Relations Contempts: December 31, 2024

Domestic Relations Appeals: December 31, 2024

### JUVENILE

Plea Day: January 16, 2025

# The Greene Reports

-----12/19/24-----3

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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.

### CUMBERLAND TOWNSHIP

Colton Lippencott, et ux., to Jordan Stephen Burless, et ux., Lots 27-28, Hamilton Plan, \$400,000.00 (12-11-24)

Krency Family Trust, et ux., to Michael Shawn Booze, et ux., Lot 67, Crucible, \$25,000.00 (12-16-24)

Ronald Stoffa, et al., to Dean W. Swaney, et ux., 2.365 Acres, \$26,000.00 (12-16-24)

Ronald Stoffa, et al., to Nicholas Onderko, 2 Tracts, \$26,000.00 (12-16-24)

### DUNKARD TOWNSHIP

Rodger K. Franks, et al., to Joyce Brown, et ux., Lot 149, Bobtown Plan, \$65,000.00 (12-17-24)

### FRANKLIN TOWNSHIP

Sara E. Mason to Frank S. Borovichka, et ux., .549 Acre, \$333,000.00 (12-12-24)

James T. Deaton, et ux., to EQT Production Company, .687 Acre, O&G, \$3,778.50 (12-13-24)

### GILMORE TOWNSHIP

Martha J. Schell, et ux., to EQT Production Company, 99.391 Acres, O&G, \$10,054.20 (12-13-24)

M&M Minerals LLC to William R. Myers, et al., 135.231 Acres, Oil, Gas, Coal, & Mineral, \$998.40 (12-16-24)

### JEFFERSON TOWNSHIP

Teri Smith Welch to Three Rivers Royalty III LLC, 119 Acres, O&G, \$269,100.00 (12-11-24)

Daniel R. Hixon to Ridgetop Ten LLC, 54 Acres, O&G, \$440,100.00 (12-12-24)

Alice Erma Caputo to Carilli Real Estate Holdings LLC, 5.1370 Acres, \$19,000.00 (12-12-24)

George T. Nutt, Jr., et ux., to Three Rivers Royalty III LLC, 3 Tracts, O&G, \$11,415.50 (12-16-24)

### MORGAN TOWNSHIP

Mary Jo Dorsey to Shay Coccia, Parcel, Mather Plan, \$58,000.00 (12-11-24)

Lesetta H. Adamson Estate a/k/a Lesetta H. Adamson Estate, et al., to Immaculata Minerals LLC, 5 Tracts, O&G, \$1,500.00 (12-12-24)

### MORRIS TOWNSHIP

Paulette D. Lucyk a/k/a Paulette D. Wilkes to Richhill Properties LLC, Lot, \$80,000.00 (12-12-24)

### PERRY TOWNSHIP

David E. Puskarich to DUC Hunter, LLC, 10.51 Acres, O&G, \$44,667.50 (12-16-24)

Carol L. Campman, et ux., to DUC Hunter LLC, 20.4 Acres, O&G, \$1,000.00 (12-16-24)

### WASHINGTON TOWNSHIP

Joann Wright to Noah A. Katchmark, et ux., 46.87 Acres, \$286,000.00 (12-17-24)

### WAYNESBURG BOROUGH

Jeffrey S. Smith, et ux., to SEF Land LLC, Lot, \$100,000.00 (12-13-24)

# The Greene Reports

4-----12/19/24-----

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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

**WOODS, THOMAS A. A/K/A THOMAS ALVIN WOODS**  
Late of Franklin Township, Greene County, Pennsylvania  
Executor: Mark Woods, 2237 S. Pope Lick Road, Louisville, KY 40299  
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

### SECOND PUBLICATION

**BALABAN, RITA T.**  
Late of Franklin Township, Greene County, Pennsylvania  
Co-Executors: Glenn E. Balaban & Thomas Balaban, 396 Little Shannon Run Road, Mount Morris, PA 15349  
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

**BROADWATER, JAMES EVERETT A/K/A JAMES E. BROADWATER**  
Late of Cumberland Township, Greene County, Pennsylvania  
Executrix: Donna J. Broadwater, 387 Glade Run Road, Carmichaels, PA 15320  
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

**CRILE, SCOTT E.**  
Late of Washington Township, Greene County, Pennsylvania  
Administrator: Cristin Litman, c/o Tracy L. Zihmer, Esquire, Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317  
Attorney: Tracy L. Zihmer, Esquire, Zihmer Law Firm, LLC, 3244 Washington Road, Suite 210, McMurray, PA 15317

**KINGAN, ANNABELLE M.**  
Late of Clarksville, Greene County, Pennsylvania  
Executrix: Wendy R. Hager, c/o Anthony S. Dedola, Jr., Esquire, 51 East South Street, Uniontown, PA 15401  
Attorney: Anthony S. Dedola, Jr., Esquire, 51 East South Street, Uniontown, PA 15401

# The Greene Reports

-----12/19/24-----5

**MCWILLIAMS, RALPH**  
Late of Carmichaels Borough, Greene County, Pennsylvania  
Executor: Michael McWilliams, 9210 Airway Drive, Pensacola, FL 32514  
Attorney: None

### THIRD PUBLICATION

**BERRY, THOMAS KRAMER A/K/A THOMAS K. BERRY**  
Late of Cumberland Township, Greene County, Pennsylvania  
Executrix: Jackie Ann Sanner, 461 Nemacolin Road, Carmichaels, PA 15320  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

**FOX, JOHN L. JR. A/K/A JOHN L. FOX**  
Late of Carmichaels, Cumberland Township, Greene County, Pennsylvania  
Executrix: Patricia Patton, 275 Glades Run Road, Carmichaels, PA 15320  
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

**PHILLIPS, DENNY SHERELL A/K/A DENNY S. PHILLIPS**  
Late of Franklin Township, Greene County, Pennsylvania  
Administrator: Calie Phillips, 111 N. Morris Street, Waynesburg, PA 15370  
Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370

### THIRD PUBLICATION

**IAMS, CLAUDIA ANN A/K/A CLAUDIA IAMS A/K/A CLAUDIA R. IAMS**  
Late of Waynesburg, Greene County, Pennsylvania  
Executor: Jarrett Rush, 114 Sugar Camp Road, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington 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-53-2024 AD 881-2023**

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, DECEMBER 20, 2024**  
**AT 10:00 O'CLOCK A.M.**

# The Greene Reports

~~6-----12/19/24-----~~

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 tract of land situate in Monongahela Township, Greene County, Pennsylvania, having erected a one unit, one story home with an address of 399 Donham Road, Greensboro, PA 15338. This tract is assessed for tax purposes as Greene County  
Tax Map Number 16-04-117E.

PROPERTY ADDRESS: 399 Donham Rd, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 16/04/117/E

**Seized and taken into execution to be sold as the property of BRAD J BARNUM in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY.**

**Attorney for the Plaintiff:**  
Kirk A. King  
Waynesburg, PA 724-627-6114

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