

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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December 5, 2024



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Serving the Legal Community of Greene County
Since October 1982

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COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
December 9 and 11, 2024

CRIMINAL

Arraignments: December 9, 2024
ARDs: December 9, 2024
ARD Revocations: December 9, 2024
Parole Violations: December 9, 2024
Plea Court: December 10-12, 2024
License Suspension December 17, 2024

ORPHANS

Accounts Nisi: December 2, 2024
Accounts Absolute: December 12, 2024

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 7-11, 2025
Convenes in Pgh.: December 17-18, 2024
Convenes in Pgh.: February 3-7, 2025

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

ARGUMENTS

Argument Court: December 18, 2024

CIVIL

Domestic Relations Contempts: December 31, 2024
Domestic Relations Appeals: December 31, 2024

JUVENILE

Plea Day: December 19, 2024

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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

William L. Kovach, et al., to William L. Kovach, 6.029 Acres, \$5,000.00 (11-27-24)
Oran J. Housel to Oran J. Housel, et ux., 2 Lots, \$22,167.25 (12-2-24)

DUNKARD TOWNSHIP

Robert B. Perry, et ux., to Bernard Garnek, et ux., Lot 7, Delansky Plan, \$300.00 (12-3-24)

FRANKLIN TOWNSHIP

David R. Palmer, et al., to Thomas H. Boyd, Jr., et ux., Lot 35, \$40,000.00 (11-27-24)
Karl P. King, et ux., to Jared L. Ashby, et ux., 23.604 Acres, \$60,000.00 (11-27-24)

GILMORE TOWNSHIP

Peggy Thompson to Divot Acquisitions LLC, et ux., 41 Acres, O&G, \$1,000.00 (12-2-24)

MORRIS TOWNSHIP

John F. Thompson Estate a/k/a John Franklin Thompson Estate, et ux., to Robert Mark Culley, et ux., 9.956 Acres, \$45,000.00 (12-3-24)

PERRY TOWNSHIP

Fannie Mae, et us., to Douglas Luke Thomas, 1 Acre, \$36,032.85 (12-3-24)

RICHHILL TOWNSHIP

CNX Land LLC to Roy Wayne Snatchko, 29.5117 Acres, \$75,000.00 (11-27-24)

WAYNESBURG BOROUGH

David C. Balint, et ux., to Marcie Kiger, et ux., .107 Acre, \$156,000.00 (11-27-24)
G&H Sporting Goods LLC a/k/a G&H Sporting Goods Limited Liability Company to RLH Properties LLC, Lots 15-19, Timothy J Wisecarver, \$350,000.00 (11-27-24)

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

BERRY, THOMAS KRAMER A/K/A THOMAS K. BERRY

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Jackie Ann Sanner, 461 Nemascolin 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

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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

SECOND 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

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY; Docket No. AD-374-2024.
Vanderbilt Mortgage and Finance, Inc., Plaintiff vs. All Unknown Heirs, Successors and Assigns
and all Persons, Firms, or Associations Claiming Right, Title or Interest from or under Bernard
Stump, Deceased, Defendant.

Notice of Action in Mortgage Foreclosure

TO: Unknown Surviving Heirs of Bernard Stump. Premises subject to foreclosure: 112 East
View Alley, Mount Morris, PA 15349. NOTICE: If you wish to defend, you must enter a
written appearance personally or by attorney and file your defenses or objections in writing
with the court within twenty days of this publication. 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 notice 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 to hire 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. Court Administrator, Law Library, Greene County Courthouse, 10 E
High Street, Waynesburg, PA 15370, 724-852-5237.

SHERIFF'S SALE

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.**

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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