

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. 83

February 22, 2024



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Sheriff's Sale	Page 5

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----2/22/24-----

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

MOTIONS

Criminal & Civil & O.C.:
February 26 and 28, 2024

CRIMINAL

Arraignments: February 26, 2024
ARDs: March 18, 2024
ARD Revocations: March 18, 2024
Parole Violations: February 26, 2024
Plea Court: March 19-21, 2024
License Suspension April 16, 2024
Argument Court: February 26, 2024

ORPHANS

Accounts Nisi: March 4, 2024
Accounts Absolute: March 14, 2024

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 8-12, 2024
Convenes in Pgh.: March 5-6, 2024
Convenes in Pgh.: October 7-11, 2024

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Timothy M. Ross, President
Adam J. Belletti, Vice-President
John R. Headley, Secretary
Lukas B. Gatten, Treasurer
Christopher M. Simms, Ex-Officio

The Greene Reports

-----2/22/24-----3

DEED TRANSFERS

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

ALEPPO, CENTER, DUNKARD, FRANKLIN, FREEPORT, GILMORE, JACKSON, JEFFERSON, MORRIS, RICHHILL, WASHINGTON, WAYNE, WHITELEY TOWNSHIPS

Sitio Appalachia LP to Emory Peak Minerals II LLC, \$14,621,655.90 (2-20-24)

CENTER TOWNSHIP

Jerry Allen Kalist to Equitrans LP, R/W, \$686.80 (2-14-24)
Linda L. Kusman to Equitrans LP, R/W, \$686.80 (2-14-24)
Robin M. Demaske to Equitrans LP, R/W, \$343.60 (2-14-24)
Dale Richard Pettit to Equitrans LP, R/W, \$686.80 (2-14-24)
Rhonda Gay Watson to Equitrans LP, R/W, \$1,500.00 (2-14-24)
Carl Matthew Ward to Equitrans LP, R/W, \$1,373.20 (2-14-24)

Edward A. Deter, et ux., to Ronald G. Miller, et ux., Lot, \$79,000.00 (2-15-24)

CUMBERLAND TOWNSHIP

Terri Laird a/k/a Terri E. Gashie to Caleb Miller, .244 Acre, \$140,000.00 (2-15-24)

FRANKLIN TOWNSHIP

John C. McNay, et ux., to Chas Robert Day, et ux., 2 Tracts, \$285,000.00 (2-15-24)

JEFFERSON TOWNSHIP

John D. Lesko Estate, et al., to Mark A. Jacobs, et ux., Lots 56-59, Moredock Plan, \$30,000.00 (2-20-24)

MORGAN TOWNSHIP

Joshuah Allan Dains to Thomas Wayne Lorence, 5 Lots, Emerald Land Company No 1 Plan, \$2,039.89 (2-20-24)

PERRY TOWNSHIP

Daniel O. Hillberry, et ux., to Uncle Dan's Camp, LLC, et ux., 3 Tracts, \$351,809.00 (2-14-24)
Jake Lee Reed, et ux., to Ryan King, et ux., 1 Acre, \$295,500.00 (2-16-24)

RICHHILL TOWNSHIP

A. J. Jacques, et ux., to Community Minerals II LLC, 5 ¼ Acres, O&G, \$242.00 (2-16-24)

WAYNE TOWNSHIP

Jan Joseph Miller, et ux., to Jake Lee Reed, Tract, \$585,000.00 (2-16-24)

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

MAKCEN, THOMAS JAMES A/K/A THOMAS J. MAKCEN A/K/A THOMAS MAKCEN
Late of Carmichaels, Greene County, Pennsylvania
Executrix: Lisa Lynn Wamsley, 109 Stevenson Lane, Carmichaels, PA 15320
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

CORNWELL, SHERRY LYNN
Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Jennifer Marie Lash, 1068 8th Street, Waynesburg, PA 15370
Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370

CREE, TEDDY W.
Late of Greene Township, Greene County, Pennsylvania
Executor / Attorney: Joseph I. Brodak, Esquire, Brodak Law, LLC, 6 S. Main Street, Ste. 214, Washington, PA 15301

HEADLEE, THOMAS M.
Late of Waynesburg, Grene County, Pennsylvania
Co-Executrix: Cynthia Headlee Curtis, 112 Hillcrest Avenue, Rices Landing, PA 15357
Co-Executrix: Judith Headlee Lynn, 733 Rolling Hills Road, Ruffs Dale, PA 15679
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

LEMLEY, LINDA LEE
Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Emily R. Lemley, 439 White Barn Road, Waynesburg, PA 15370
Attorney: Timothy R. Berggren, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

SCHIRLOFF, MARGARET A. A/K/A MARGARET ANN SCHIRLOFF
Late of Dunkard Township, Greene County, Pennsylvania
Executrix: Donna Vincie Haid, 350 Budapest Road, Dilliner, PA 15327
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

THIRD PUBLICATION

FOX, CORNELIA MARION ELLEN A/K/A CONNIE FOX
Late of Jefferson Township, Clarksville, Greene County, Pennsylvania
Co-Administrator: Andrew Fox, 150 Acheson Avenue, Washington, PA 15301
Co-Administrator: Joshua Fox, 302 Western Avenue, Houston, PA 15342
Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Street, Waynesburg, PA 15370

GRAZNAK, AUDREY
Late of Platteville, Weld County, Colorado
Executrix: Lisa E. Graznak, 1357 Kiva Drive, Fruita, CO 81521
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-51-2023 AD 215-2023

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, MARCH 15, 2024
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.

FREEDOM MORTGAGE CORPORATION
v.
JIMMY LEE BUTTERFIELD
Owner(s) of property situate in the PERRY TOWNSHIP, GREENE County, Pennsylvania
Being 217 DUNKARD AVENUE, MOUNT MORRIS, PA 15349
Tax ID No. 20-08-122
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$82,516.52

PROPERTY ADDRESS: 217 Dunkard Ave, Mt. Morris, PA 15349

UPI/TAX PARCEL NUMBER: 20/08/122

The Greene Reports

6-----2/15/24-----

Seized and taken into execution to be sold as the property of JIMMY L BUTTERFIELD in suit of FREEDOM MORTGAGE CORPORATION.

Attorney for the Plaintiff:
Brock & Scott PLLC
King Prussia, PA 844-856-6646

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-53-2023 AD 441-2023

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, MARCH 15, 2024
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.

U.S. Bank Trust National Association, as Trustee of Treehouse Series V Trust v David E. Brock; Gary R. Brock, Jr.; Scarlet E. Brock,
Docket Number: AD-441-2023
Property to be sold is situated in the borough/township of Spraggs, County of Greene and State of Pennsylvania.
Commonly known as: 121 Hoy Run Road, Spraggs, PA 15362
Parcel Number: 20-03-126-C
Improvements thereon of the residential dwelling or lot (if applicable):

PROPERTY ADDRESS: 121 Hoy Run Rd, Spraggs, PA 15362

UPI/TAX PARCEL NUMBER: 20/03/126/C

Seized and taken into execution to be sold as the property of DAVID BROCK, SCARLET E BROCK, GARY R BROCK, JR in suit of US BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF TREEHOUSE SERIES V TRUST.

Attorney for the Plaintiff:
Friedman Vartolo LLP
Garden City, NJ 212-471-5100

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

The Greene Reports

-----2/15/24-----7

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-57-2023 AD 694-2023

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, MARCH 15, 2024
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 THAT CERTAIN REAL ESTATE SITUATED ON BLOODY RUN IN THE TOWNSHIP OF FRANKLIN, COUNTY OF GREENE, COMMONWEALTH OF PENNSYLVANIA HAVING ERECTED THEREON A SWELLING KNOWN AS 161 Tollgate Run, Waynesburg, PA 15370, PER A CERTAIN DEED DATED MAY 3, 2018, RECORDED ON MAY 3, 2018 IN THE RECORDER OF DEEDS OFFICE OF GREENE COUNTY AT DEED BOOK VOLUME 513, PAGE 3185, INSTRUMENT NO. 201800002961, TAX PARCEL INDEX NO. 07-20-207.

PROPERTY ADDRESS: 161 Tollgate Run, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07/20/207

Seized and taken into execution to be sold as the property of AMANDA L. WILSON in suit of FIRST NATIONAL BANK OF PENNSYLVANIA.

Attorney for the Plaintiff:
First National Bank of Pennsylvania
Pittsburgh, PA

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania