

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. 55

September 9, 2021



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Sheriff Sales	Page 5

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----9/9/21-----

COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge

MOTIONS

Criminal & Civil & O.C.:
September 13 and September 15, 2021

CRIMINAL

Arraignments: September 13, 2021
ARDs: September 19, 2021
ARD Revocations: September 19, 2021
Parole Violations: September 13, 2021
Plea Court: September 14 and 15, 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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

The Greene Reports

-----9/9/21-----3

DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Myron L. Iams to Jeff T. Oliver, Lot 2 in Fairground Addition, \$145,000.00 (9-1-21)
Barbara A. Walters, et ux., to Ryan Rahl, et ux., 2 Tracts, \$30,000.00 (9-7-21)

FRANKLIN TOWNSHIP

L. Thomas Maley, et al., to Craig Maley, et ux., 2 Tracts, \$18,750.00 (9-2-21)
Trenton J. Phillips to Ashley J. Howard-Gallagher, 2 Tracts, \$175,000.00 (9-2-21)

FREEPORT, JACKSON, AND SPRINGHILL TOWNSHIPS

Zachary Przysiecki, et ux., to Three Rivers Royalty LLC, Tracts, O&G, \$15,195.72 (9-3-21)
Theodore Przysiecki to Three Rivers Royalty LLC, Tracts, O&G, \$15,195.72 (9-3-21)

MONONGAHELA TOWNSHIP

Zachary Lee Turner to Zachary Lee Turner, et ux., 3.2215 Acres, \$9,078.00 (9-1-21)
Holly Bird, et ux., to Dorothy Hanley, 3 Lots, \$35,000.00 (9-7-21)

MORGAN TOWNSHIP

Roy E. Tedrow, Sr., to Kenneth Cline, Lot 314 in Mather, \$8,500.00 (9-1-21)

MORRIS TOWNSHIP

Consol Pennsylvania Coal Co LLC, et ux., to Chris Allan Stockdale, et al., 90.19 Acres, \$142,188.00 (9-2-21)

PERRY TOWNSHIP

Carl P. Redding, et ux., to Kierston D. Lemon, et ux., .704 Acre, \$123,000.00 (9-1-21)

RICES LANDING BOROUGH

Thomas M. Estate, et ux., to Bradmon's LLC, et ux., Lots 36-47 in Teal Heights, \$35,000.00 (9-1-21)

SPRINGHILL TOWNSHIP

Louise C. Glash to Windridge Minerals, 76 Acres, O&G, \$400.00 (9-7-21)
Judy A. Tritchler to Windridge Minerals, 76 Acres, O&G, \$200.00 (9-7-21)
Bobbi Jo Craynon to Windridge Minerals, 76 Acres, O&G, \$100.00 (9-7-21)

WAYNE TOWNSHIP

Martin Tucker Brown to AMP IV LP, 12 Acres, O&G, \$98,400.00 (9-7-21)

WAYNESBURG BOROUGH

James Enterprise FLP to James D. Triano, Jr., et ux., .102 Acre, \$5,000.00 (9-1-21)
Valerie A. Mathason to John-Glen Davis, Lot, \$60,000.00 (9-2-21)
New Leaf Property Development LLC to JBDB Enterprises INC, Lot 2 in Fisher Plan, \$30,000.00 (9-7-21)

The Greene Reports

4-----9/9/21-----

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.

FIRST 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 Nemaocolin, Greene County, Pennsylvania
Co-Administrators: Joseph Brownlee, 322 Grant Lane, P.O. Box 724, Nemaocolin, 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

SECOND PUBLICATION

HOUSEHOLDER, TAMMY LYNN

Late of Richhill Township, Greene County, Pennsylvania
Administrator: Robert Householder, 724 Bristoria Road, Graysville, PA 15337
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

The Greene Reports

-----9/9/21-----5

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

THIRD PUBLICATION

STASH, MARY ANN

Late of Aleppo Township, Greene County, Pennsylvania
Executor: Gregory J. Stash, 265 Jobs Run Road, Aleppo, PA 15310
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SHERIFF'S SALE

**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.

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

The Greene Reports

6-----9/9/21-----

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.

Attorney for the Plaintiff:
KML Law Group, P.C.
Philadelphia, PA 215-627-1322

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania