

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. 18

December 24, 2020



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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
Honorable Farley Toothman, Judge

MOTIONS

Criminal & Civil & O.C.:
December 28 and December 30, 2020

CRIMINAL

Arraignments: December 28, 2020
ARDs: February 8, 2021
ARD Revocations: February 8, 2021
Parole Violations: December 28, 2020
Plea Court: January 20, 21, and 22, 2021
License Suspension Appeals: February 16, 2021
Argument Court: January 25, 2021

ORPHANS

Accounts Nisi: January 4, 2021
Accounts Absolute: January 15, 2021

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 12-16, 2021
Convenes in Pgh.: January 26-28, 2021
Convenes in Pgh.: February 8-12, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: January 20, 2021

CIVIL

Domestic Relations Contempts: January 25, 2021
Domestic Relations Appeals: January 25, 2021

JUVENILE

Plea Day: January 21, 2021

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Lois Wickham A/K/A Lois Wickman to Fred C. Courtwright, Tract, \$1,500.00 (12-21-20)

CARMICHAELS BOROUGH

Marlene Kay Butorac, et al., to Bryan Andrew Eddy, Tract, \$140,000.00 (12-18-20)

CENTER TOWNSHIP

John L. Lampe, et ux., to Cleesy Tustin by Guardian, et ux., R/W, \$5,000.00 (12-18-20)
Mark S. Grimes, et ux., to Edward A. Deter, et ux., 2 Lots, \$45,000.00 (12-23-20)

CUMBERLAND TOWNSHIP

Mary Ann Town, et ux., to Mark W. Clarke, et ux., 15.0570 Acres, \$98,500.00 (12-18-20)
Kory T. Watson to Catherine C. Schulze, Lot 27 in Greene Hills Terrace No. 1, \$143,000.00 (12-21-20)

Sandra Kay Hoge to Gouglas Guthir Kern, et ux., 1.099 Acres, \$200,000.00 (12-21-20)

DUNKARD TOWNSHIP

MPCO LLC to Mountain State Clean Energy LLC, 66.093 Acres, \$24,925.50 (12-21-20)

FRANKLIN TOWNSHIP

Ernest M. Chadderton, et al., to Tad Klaner, et ux., 1.3 Acres, \$10,000.00 (12-22-20)

GILMORE TOWNSHIP

MMA Mineral Group LLC to Horizon Resources III LLC, 2 Tracts, O&G, \$60,661.18 (12-21-20)

GREENSBORO BOROUGH

Justin Kazulen, et ux., to David E. Marcum, Lot 70, \$71,000.00 (12-21-20)

JACKSON TOWNSHIP

Kit Thomas Donley A/K/A Kit T. Donley to The Mineral Company, 2 Tracts, O&G, \$8,347.49 (12-21-20)

Sarah Ann Magnotti to DMQ LLC, et ux., 2 Tracts, O&G, \$106,421.00 (12-21-20)

JEFFERSON TOWNSHIP

John W. Pehron, Jr., et ux., to Daniel P. Owens, et ux., Lots in Cox Farm Plan, \$185,000.00 (12-21-20)

Samuel D. Smith to Kristine Grose, Lot 219 in Clyde Land Company No 2, \$69,500.00 (12-21-20)

CNX Land LLC to Luke W. Beebe, et ux., 24.4388 Acres, \$67,000.00 (12-22-20)

Donald A. Lemley, et ux., to NEOP Properties LLC, Tract, \$400,000.00 (12-22-20)

Bryan S. Whitmer, et ux., to Roy A. Dains, et ux., 4 Tracts, \$79,000.00 (12-23-20)

Jason D. Phillips, et ux., to Howard Springer, et ux., Lots in Star City Plan, \$8,000.00 (12-23-20)

MONONGAHELA TOWNSHIP

William E. Monahan, et ux., to Cory L. Grandel, et ux., Tract, \$60,000.00 (12-23-20)

MORGAN TOWNSHIP

Cynthia Moore to Robert A. Deems, et ux., Lot 65 in Teagarden Homes Plan, \$30,000.00 (12-18-20)

William B. Kenny Estate, et al., to Robert Allen Springer, et ux., 2 Tracts, \$69,900.00 (12-21-20)

MORRIS TOWNSHIP

Shaun Wilson, et ux., to Justin A. Kazulen, et ux., 1.453 Acres, \$126,500.00 (12-21-20)

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PERRY AND WHITELEY TOWNSHIPS

Donna Stone, et ux., to DMQ LLC, et al., 66.0939 Acres, O&G, \$594,845.10 (12-21-20)

SPRINGHILL TOWNSHIP

Vicki L. Elcess to Windridge Minerals, 99.1 Acres, O&G, \$5,000.00 (12-22-20)

Douglas W. Stripes to Widridge Minerals, 99.1 Acres, O&G, \$5,000.00 (12-22-20)

Jeannette Baugher to Horizon Resources III LLC, 97 Acres, O&G, \$52,626.00 (12-23-20)

SPRINGHILL AND FREEPORT TOWNSHIPS

Mallory L. Drabkin A/K/A Mallory L. Marquet to Rock Creek Royalty LLC, 137.223 Acres, O&G, \$100.00 (12-22-20)

WAYNE TOWNSHIP

USA Timber and Land Auctions LLC to Mulligan Mineral Partners LLC, 18 Acres, O&G, \$2,000.00 (12-22-20)

WAYNESBURG BOROUGH

Donald S. Albert Estate, et ux., to Erik T. Wilson, et ux., Lot, \$59,000.00 (12-18-20)

WHITELEY TOWNSHIP

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

BLACK, DOUGLAS E.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Olive Joann Black, 138 Garards Fort Road, Carmichaels, PA 15320
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA

15370

VARNER, SUSAN KAY A/K/A SUSAN K. VARNER

Late of Waynesburg Borough, Greene County, Pennsylvania
Co-Administrators: Chad E. Varner, 818 Rudolph Run Road, Spraggs, PA 15362 and
Jeremy J. Varner, 885 South Eighty-Eight Road, Carmichaels, PA 15320
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792,
Waynesburg, PA 15370

SECOND PUBLICATION

DETER, ALBERT

Late of Morgan Township, Greene County, Pennsylvania
Executor: Sarah Lawrence, C/O Chambers & Pratt, P.C., 223 East High Street,
Waynesburg, PA 15370
Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, P.C., 223 East High
Street, Waynesburg, PA 15370

THARP, CHARLES RAYMOND A/K/A CHARLES R. THARP

Late of Franklin Township, Greene County, Pennsylvania

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Co-Executrices: Melissa J. Wood, 785 North Liberty Street, Waynesburg, PA 15370
and Michelle L. Pulkownik, 497 2nd Avenue, Waynesburg, PA 15370
Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA
15370

WRIGHT, JOANN A/K/A JOANNE WRIGHT

Late of Cumberland Township, Greene County, Pennsylvania
Co-Executrices: Ruby Kirk and Barbara Karpan, C/O Chambers & Pratt, P.C., 223
East High Street, Waynesburg, PA 15370
Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, P.C., 223 East High
Street, Waynesburg, PA 15370

THIRD PUBLICATION

CAMACCI, RACHEL M.

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Rose M. Dodson, 1248 Homer Road N.E., PO Box 555, Utica, OH 43080
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA
15370

SHRIVER, DONALD E., SR.,

Late of Whiteley Township, Greene County, Pennsylvania
Executrix: Donald E. Shriver, Jr., 129 Castile Ridge Road, Marianna, PA 15345
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms
LLC, 54 South Washington Street, Waynesburg, PA 15370

NOTICE

NOTICE: DUE TO COVID-19 REQUIREMENTS PROBATE PROCEEDINGS WILL BE BY APPOINTMENT ONLY.

All Probate proceedings must be reviewed before an appointment is scheduled.

For review email your prepared documents to: jharrison@co.greene.pa.us or
dtharp@co.greene.pa.us

Please allow a 24-hour approval period.

Documents may include but are not limited to the Petition for Grant of Letters, Will, Codicil(s),
Renunciation(s), Death certificate, State Information Sheet, etc.

Once your documents are approved, we will contact you to setup an appointment.

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Please bring all the original documents with you to your appointment.

Donna J. Tharp, Register of Wills 724-852-5284

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-20-2020**

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, JANUARY 15, 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.

ALL THOSE CERTAIN lots of ground situate in Waynesburg Borough, Greene County, Pennsylvania, bounded and described as 149 Woodland Avenue, Waynesburg, PA 15370.

Parcel #28-02-117, 28-02-116, and 28-02-119

Being the same premises in which David Mark King and Gail King by Deed dated July 8, 2013 and recorded July 8, 2013 in Book 460, page 1653 in the Recorder of Deeds Office in and for the County of Greene, granted and conveyed unto Lisa M. Snyder, in fee.

PROPERTY ADDRESS: 149 Woodland Ave, Waynesburg, PA 15370
UPI/ TAX PARCEL NUMBER: 28-02-117, 28-02-116, 28-02-119

**Seized and taken into execution to be sold as the property of LISA M. SNYDER in suit of
NATIONSTAR MORTGAGE LLC D/B/A MR.COOPER.**

Attorney for the Plaintiff:
Shapiro & Denardo
King of Prussia, PA 610-278-6800

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