

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 2, 2021



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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

MOTIONS

Criminal & Civil & O.C.:
December 6 and December 8, 2021

CRIMINAL

Arraignments: December 6, 2021
ARDs: December 13, 2021
ARD Revocations: December 13, 2021
Parole Violations: December 6, 2021
Plea Court: December 14 and 15, 2021
License Suspension Appeals: December 20, 2021
Argument Court: TBD

ORPHANS

Accounts Nisi: December 6, 2021
Accounts Absolute: December 16, 2021

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 11-14, 2022
Convenes in Pgh.: December 14-16, 2021
Convenes in Pgh.: February 7-11, 2022

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Gretchen S. Orban, et ux., to The Mineral Company, et ux., 49.1 Acres, O&G, \$51,144.84 (11-24-21)

Jeannie Clevinger, et ux., to Work Resources, LLC, 2 Tracts, O&G, \$280,000.00 (11-29-21)

ALEPPO AND RICHHILL TOWNSHIPS

Virginia Lee Crouse, et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$10,429.98 (11-24-21)

Sybil C. Houston to The Mineral Company, et ux., 2 Tracts, O&G, \$31,289.97 (11-24-21)
Daniel W. Bauer, et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$62,579.95 (11-24-21)

CARMICHAELS BOROUGH

Sean T. McCombs, et ux., to Heath Taylor Vavrek, .4727 Acres, \$170,000.00 (11-29-21)

CUMBERLAND TOWNSHIP

Nathan Phillips to Kiana Utt, Lot 13 in Nemaocolin, \$5,000.00 (11-30-21)

FRANKLIN TOWNSHIP

Bruce V. Shipe, et ux., to Clinton Garret Cooper, et ux., 36.2273 Acres, \$860,000.00 (11-24-21)

Christine Alma Kerr Estate A/K/A Christine Kerr Estate A/K/A Alma Christine Kerr Estate, et al., to K1 Investments LLC, Lots in Flowers Plan, \$156,865.80 (11-24-21)

GRAY TOWNSHIP

CNX Land LLC to Mark A. Hlatky, Jr., et ux., 1.576 Acres, \$40,000.00 (11-29-21)

JACKSON TOWNSHIP

Jeanne Capps-Reitz, et ux., to The Mineral Company, et ux., 80.85 Acres, O&G, \$4,379.38 (11-24-21)

JEFFERSON BOROUGH

Jayesh B. Gosai, et ux., to CD DG Jefferson 2 LLC, Lot \$287,500.00 (11-30-21)

MORGAN TOWNSHIP

Redevelopment Authority of Greene County to Allison M. McVicker, et ux., .2673 Acres, \$82,000.00 (11-30-21)

RICHHILL TOWNSHIP

Ronnie L. Parson, et ux., to The Mineral Company, et ux., 4 Acres, O&G, \$4,000.00 (11-24-21)
Jon V. Parson, Jr., et ux., to The Mineral Company, et ux., 4 Acres, O&G, \$4,000.00 (11-24-21)

WAYNE TOWNSHIP

Nancy M. Callahan to The Mineral Company, et ux., 9 Tracts, O&G, \$12,659.43 (11-24-21)

WAYNESBURG BOROUGH

Nancy Ann Fox Estate A/K/A Nancy S. Fox Estate, et al., to Scott Hackenburg, et ux., Lot, \$114,500.00 (11-30-21)

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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

JONES, KURTIS D.

Late of Jackson Township, Greene County, Pennsylvania
Administrator: Connie Ross Jones, 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

KETCHEM, LORA SHANNON

Late of Morgan Township, Greene County, Pennsylvania
Administrator: Carol Sue Fuller, 1425 Crucible Road, Jefferson, PA 15344
Attorney: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

PARRY, EDWARD M.

Late of Franklin Township, Greene County, Pennsylvania
Executor: Timothy N. Logan, 54 N. Richhill Street, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

WALKER, CHARLES M., III.

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Eugene Scott Walker, 207 Nemaocolin Way, Carmichaels, PA 15320
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

WALKER, LYNNE NINA

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Daniel Ross, 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

SECOND PUBLICATION

GRIMES, CAROLYN MAXINE A/K/A CAROLYN W. GRIMES

Late of Franklin Township, Greene County, Pennsylvania
Executor: Rodney W. Grimes, 1441 E. Roy Furman Hwy, Jefferson, PA 15344
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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WALTERS, JOHN CLAYTON A/K/A JOHN C. WALTERS
Late of Jefferson, Greene County, Pennsylvania
Executor: Duane K. Walters, 121 Washington Street, Jefferson, PA 15344
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

KENNY, WILLIAM B. A/K/A WILLIAM BERT KENNY

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Constance L. Wise, 129 Boyd Drive, Sarver, PA 16055
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SPITZNOGLE, THOMAS C. SR., A/K/A THOMAS CHALLEN SPITZNOGLE

Late of Spraggs, Greene County, Pennsylvania
Executor: Terrance Spitznogle, 296 Hoy Run Road, Spraggs, PA 15362
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

YALOWSKI, HELEN S.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Patricia A. George, P.O. Box 145, Crucible, PA 15325
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792, Waynesburg, PA 15370

FICTITIOUS NAME NOTICE

Notice is hereby given of the filing of an application for Registration of Fictitious Names as follows:

The Fictitious name is: Thomas Contracting and Construction LLC
The address of the principal office or the principal place of business to be carried on is: 506 Boss's Row, PO Box 5, Crucible, PA 15325
The name and address of the person who is party to the registration is: Justin Lee Thomas, 506 Boss's Row, PO Box 5, Crucible, PA 15325
An application for fictitious name was filed on November 23, 2021, in the Department of State, under the Fictitious Names Act, 54 Pa.C.S.A. 302 et seq., Act of December 16, 1982, No. 295, P.L. 1309.

Lukas B. Gatten, Esquire
LOGAN & GATTEN LAW OFFICES
54 N. Richhill Street
Waynesburg, PA 15370

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-27-2021**

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, DECEMBER 17, 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.

AD-296-2021
ED-27-2021

First Federal Savings & Loan Association of Greene County
Vs.
William D. Teegarden, known surviving Heir of Paul J. Teegarden, Deceased
Donald Teegarden, known surviving Heir of Paul J. Teegarden, Deceased
Micharl D. Teegarden, known surviving Heir of Paul J. Teegarden, Deceased
Beverly K. Ambrose, known surviving Heir of Paul J. Teegarden, Deceased
Christine C. Mango, known surviving Heir of Paul J. Teegarden, Deceased
Terry E. Terry, known surviving Heir of Paul J. Teegarden, Deceased
Cynthia L. Jenkins, known surviving Heir of Paul J. Teegarden, Deceased

ALL those certain lots or parcels of land situate in Franklin Township, Greene County, Pennsylvania, having erected a one unit, one and a half story, white siding home with an address of 106 Fairview Avenue, Waynesburg, PA 15370. These lots are assessed for tax purposes as Greene County Tax Map Numbers 07-17-311 and 07-17-312.

PROPERTY ADDRESS: 106 Fairview Avenue, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 07-17-311 / 07-17-312

Seized and taken into execution to be sold as the property of ESTATE OF PAUL J. TEEGARDEN, DONALD TEEGARDEN, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, TERRY E. TEEGARDEN, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, CHRISTINE C. MANGO, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, MICHAEL D. TEEGARDEN, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, CYNTHIA L. JENKINS,

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KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, BEVERLY K. AMBROSE, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, WILLIAM TEEGARDEN, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, 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**