

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 9, 2021



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Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

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Honorable Louis Dayich, President Judge

MOTIONS

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ARD Revocations: December 13, 2021
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Argument Court: TBD

ORPHANS

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COMMONWEALTH COURT

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: TBD

CIVIL

Domestic Relations Contempts: TBD
Domestic Relations Appeals: TBD

JUVENILE

Plea Day: December 16, 2021

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

R&J Lumber Company, et ux., to Dirk R. Tedrow, et al., 2 Tracts, \$252,500.00 (12-1-21)
Joshua W. Garner, et ux., to James Tyler Stepp, 176 Acres, \$160,000.00 (12-6-21)

ALEPPO, SPRINGHILL, AND FREEPORT TOWNSHIPS

Barbara Follett to Phive Starr Properties LP, Tracts, O&G, \$14,800.00 (12-2-21)

DUNKARD TOWNSHIP

Eric L. Nine, et ux., to Kristen N. Mason, 1 ¼ Acres, \$215,000.00 (12-3-21)

FRANKLIN TOWNSHIP

Harry Bozick Revocable Trust, et al., to Michael W. Eddy, et ux., 1.454 Acres, \$160,000.00 (12-2-21)

Amanda G. Johnson By TCB, et ux., to Heather Gilbert, Tax Claim, .780 Acre, \$7,771.84 (12-7-21)

FREEPORT TOWNSHIP

L. Joyce Rosecrans A/K/A Linda Joyce Rosecrans to Mulligan Mineral Partners LLC, 79.8 Acres, O&G, \$12,191.66 (12-6-21)

Kendra L. Behner to Mulligan Mineral Partners LLC, 79.8 Acres, O&G, \$12,191.66 (12-6-21)

Sharon S. Boss to Mulligan Mineral Partners LLC, 79.8 Acres, O&G, \$12,191.66 (12-6-21)
Jeanette Renner by TCB, et ux., to George Enterprises Inc., Tax Claim, 7.180 Acres, Coal, \$2,250.00 (12-7-21)

Jeanette Renner by TCB, et ux., to George Enterprises Inc., Tax Claim, 7.180 Acres, Coal, \$2,000.00 (12-7-21)

Jeanette Renner by TCB, et ux., to George Enterprises Inc., Tax Claim, 28.720 Acres, Coal, \$2,200.00 (12-7-21)

GILMORE TOWNSHIP

Suzanne Taylor to Foss Minerals LLC, et al., 62 Acres, O&G, \$3,378.21 (12-3-21)

JACKSON AND RICHHILL TOWNSHIPS

Gerald L. Jones, et ux., to Lightening Creek Holdings LP, Tracts, O&G, \$170,040.00 (12-3-21)

JEFFERSON BOROUGH

Flora Vrabel a/k/a Flo Willison, et ux., to Bryan Ziots, et ux., .280 Acre, \$94,900.00 (12-1-21)

MORGAN TOWNSHIP

Thomas E. Goughenour, et ux., to Gabriel P. Ofca, et al., Lot 427 in Mather, \$215,000.00 (12-1-21)

MORRIS TOWNSHIP

Lisa Poll to MBH Resources LLC, 94 Acres, O&G, \$200.00 (12-6-21)
Jeffrey Downes to MBH Resources LLC, 94 Acres, O&G, \$500.00 (12-6-21)

PERRY TOWNSHIP

Charles A. Lemley, et al., to Shannon Run Farms LLC, 6 Tracts, \$449,065.00 (12-3-21)
Glenn M. Dusenberry Estate A/K/A Glenn Milton Dusenberry Estate, et ux., to John R. Adams, et ux., 3 Tracts, \$200,000.00 (12-7-21)

Theresa Rioli by TCB, et ux., to George Enterprises Inc., Tax Claim, 18.250 Acres, Coal, \$540.11 (12-7-21)

William Glenn Headlee by TCB, et ux., to George Enterprises Inc., Tax Claim, 10.300 Acres, Coal, \$427.94 (12-7-21)

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RICES LANDING BOROUGH

Rices Landing Borough, et ux., to Daniel R. Venen, et ux., Lots 49-56 in Behling Plan, \$750.00 (12-2-21)

Ira L. Odgen by TCB, et ux., to Heather Gilbert, Tax Claim, .280 Acre, \$4,188.25 (12-7-21)

SPRINGHILL AND FREEPORT TOWNSHIPS

GEM Holdings LLC to Cardinal Land Company LLC, et ux., 8 Tracts, P&G, \$144,853.72 (12-7-21)

WASHINGTON TOWNSHIP

John C. McNay, et ux., to Richard Presock, et ux., .610 Acre, \$149,900.00 (12-6-21)
Sabrina E. Ellis by TCB, et ux., to George Enterprises Inc., et ux., Tax Claim, 92.450 Acres, \$14,854.72 (12-7-21)

WAYNE TOWNSHIP

Scott Staggers, et ux., to EQM Gathering OPCO LLC, R/W, 60.21 Acres, \$165,220.00 (12-2-21)

Dewey W. Renner to EQM Gathering OPCO LLC, R/W, 48.88 Acres, \$24,800.00 (12-2-21)
David E. Boyles to Justin Johnson, et ux., Tract, \$110,000.00 (12-7-21)

Jeanette Renner by TCB, et ux., to George Enterprises Inc., Tax Claim, 31.30 Acres, Coal, \$875.00 (12-7-21)

WAYNESBURG BOROUGH

James M. Ely to Linda M. Cathers, Lot, \$172,000.00 (12-1-21)

WHITELEY TOWNSHIP

Christopher C. Shoffner by TCB, et ux., to George Enterprises Inc., Tax Claim, 14.940 Acres, \$1,119.24 (12-7-21)

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

CROUSE, PAUL E.

Late of Center Township, Greene County, Pennsylvania

Executors: Lisa D. Vitolo, 2966 Golden Oaks Road, Rogersville, PA 15359 and J.

Douglas Crouse, 249 Norman Hollow Road, Rogersville, PA 15359

Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

HALLAM, KYLE

Late of Morgan Township, Greene County, Pennsylvania

Co-Administrators: Ellen Boros, 1123 Willow Drive, Waynesburg, PA 15370 and

Peggy Maley, 435 Waterdam Road, Waynesburg, PA 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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MARSHALL, IVELA

Late of Greensboro Borough, Greene County, Pennsylvania

Administrator: Karen Deter, 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

MYLAN, BETTY J.

Late of Clarksville, Greene County, Pennsylvania

Administrators d.b.n.c.t.a.: Barry Mylan and Gary Mylan, PO Box 14, Rices Landing,

PA 15357

Attorney: Harry J. Cancelmi, Esquire, 54 North Morris Street, Suite 1, Waynesburg,

PA 15370

REPOSKY, ANN MARIE

Late of Wood County, West Virginia

Administrator: James McManus, 1266 Lakewood Circle, Washington, WV 26181

Attorney: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

SECOND 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 Nemaconlin Way, Carmichaels, PA 15320

Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

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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

THIRD 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

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

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

Michael D. Teegarden, known surviving Heir of Paul J. Teegarden, Deceased

Beverly K. Ambrose, known surviving Heir of Paul J. Teegarden, Deceased

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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, 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