

# 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. 36**

**April 29, 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.:  
May 3 and 5, 2021

## CRIMINAL

Arraignments: May 3, 2021  
ARDs: May 10, 2021  
ARD Revocations: May 10, 2021  
Parole Violations: May 3, 2021  
Plea Court: May 11, 12 and 13, 2021  
License Suspension Appeals: June 23, 2021  
Argument Court: May 24, 2021

## ORPHANS

Accounts Nisi: May 10, 2021  
Accounts Absolute: May 20, 2021

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: June 8, 2021  
Convenes in Pgh.: May 25-26, 2021  
Convenes in Pgh.: May 10-14, 2021

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
Editor: Kayla M. Sammons  
E-mail address: [editor.greenerreports@yahoo.com](mailto: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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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## 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

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

### ALEPPO TOWNSHIP

Daniel A. Fink, et ux., to EQM Poseidon Midstream LLC, R/W, 24.58 Acres, \$95,760.00 (4-23-21)

### CARMICHAELS BOROUGH

Rachel E. Watson to Peter Neal Shlosky, Tract, \$172,000.00 (4-27-21)

### CENTER TOWNSHIP

Justin Higgins to Dakota J. Corwin, Lot, \$110,000.00 (4-23-21)

### CLARKSVILLE BOROUGH

Joseph F. John, II to Daniel M. Bartolozzi, .48 Acre, \$7,196.00 (4-21-21)

### CUMBERLAND TOWNSHIP

Donald R. Myers, Jr., to Kevin M. Bertloff, Lot 173 in Nemaocolin, \$1,700 (4-22-21)  
Geraldine Davidson to Brandon Nuckels, et ux., Lots 12-16 in Hart Plan, \$40,000.00 (4-22-21)

### FRANKLIN TOWNSHIP

Barbara S. Morris, et ux., to Kevin Matthew Davis, et ux., Lot 74 in Bonar Plan, \$198,000.00 (4-22-21)

DVA Waynesburg PA Landlord LLC to NOVASA LLC, .88 Acre, \$1,200,000.00 (4-27-21)

### SPRINGHILL, ALEPPO, AND FREEPORT TOWNSHIPS

Carol Ann Vega to Phive Starr Properties LP, 544.94 Acres, O&G, \$3,500.00 (4-26-21)

### SPRINGHILL AND FREEPORT TOWNSHIPS

Deborah A. Phillis to Phive Starr Properties LP, 421.55 Acres, O&G, \$1,800.00 (4-26-21)

### WASHINGTON TOWNSHIP

Timothy C. Torri to Jeffrey Ralph Jeffries, et ux., Lots 379-381 in Waynesburg Lakes Plan, \$35,000.00 (4-26-21)

### WAYNE TOWNSHIP

Robert E. Grow, Sr., et ux., to James Michael Jordan, .120 Acre, \$250.00 (4-26-21)  
James R. Gilbert, et ux., to Willard J. Marshall, et ux., 5.009 Acres, \$17,200.00 (4-27-21)

### WAYNESBURG BOROUGH

Albina Karen Olson Estate, et ux., to Christopher Michaelson, Lot in Illig Plan, \$129,500.00 (4-27-21)

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## ESTATE NOTICES

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**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

CARPENTER, THOMAS E. A/K/A THOMAS EDWARD CARPENTER  
Late of Richhill Township, Greene County, Pennsylvania  
Executor: Bruce E. Carpenter, 29 Prosperity Street, Monongahela, PA 15063

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Attorney: Phillip C. Hook, Esquire, 430 East Oakview Dr., Suite 101, P.O. Box 898, Waynesburg, PA 15370

GRAY, PATRICIA ANN A/K/A PATRICIA A. GRAY

Late of Richhill Township, Greene County, Pennsylvania  
Co-Executors: Thomas F. Gray, 114 West High Street, Cameron, WV 26033 and Rose M. Dobbs, 8259 Waynesburg Pike Road, Cameron, WV 26033  
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HARDIN, TIMOTHY JOHN

Late of Jefferson Township, Greene County, Pennsylvania  
Administratrix: Johnetta Hardin, 136 Pine Street, Jefferson, PA 15344  
Attorney: Brandon K. Meyer, Esquire, 76 N. Richhill Street, Waynesburg, PA 15370

McGHIE, JANET H. A/K/A JANET HELENE McGHIE

Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Jessica H. Gifford, 154 W. Lincoln Street, Waynesburg, PA 15370  
Attorney: E.J. Julian, Esquire, 71 N. Main Street, Washington, PA 15301

TENNANT, JUDY FAYE

Late of Waynesburg, Greene County, Pennsylvania  
Administrator: John S. Tennant, 2009 Smith Creek Road, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

## SECOND PUBLICATION

COLE, ROBERT WOODROW, JR., A/K/A ROBERT WOODROW COLE A/K/A ROBERT W. COLE

Late of Center Township, Greene County, Pennsylvania  
Administrator: J. William Hook, 189 West High Street, P.O. Box 792, Waynesburg, PA 15370  
Attorney: J. William Hook, Esquire, 189 West High Street, P.O. Box 792, Waynesburg, PA 15370

GLIDDEN, VIRGINIA ROBERTS A/K/A VIRGINIA A. GLIDDEN

Late of Waynesburg, Greene County, Pennsylvania  
Executor: Wayne H. Glidden, 590 Route 30, Imperial, PA 15126  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

POLING, THOMAS

Late of Perry Township, Greene County, Pennsylvania  
Administrator: Terri Poling, 158 Bunner Hill Road, Mt. Morris, PA 15349  
Attorney: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

WHITLATCH, DEBRA

Late of Richhill Township, Greene County, Pennsylvania  
Executrix: Teresa K. Hunt, 109 Sawmill Road, Waynesburg, PA 15370

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Attorney: J. William Hook, Esquire, P.O. Box 792, 189 West High Street, Waynesburg, PA 15370

## THIRD PUBLICATION

CLAYTON, ROSEMARY

Late of Jefferson Township, Greene County, Pennsylvania  
Administrator: Edward Gaskill, 125 Lindon Alley, Waynesburg, PA 15370  
Attorney: None

KELLEY, MARK A.

Late of Cumberland Township, Greene County, Pennsylvania  
Administrator: Paulette Lucyk, P.O. Box 75, Ninevah, PA 15353  
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

NEFF, BENJRE

Late of Waynesburg Borough, Greene County, Pennsylvania  
Executor: Randy Schreiber, 195 Breakneck Road, Lot 1, Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

RAFFERTY, TERENCE EDWARD A/K/A EDWARD P. RAFFERTY A/K/A TERRY E. RAFFERTY A/K/A EDWARD RAFFERTY

Late of Dilliner, Greene County, Pennsylvania  
Administratrix: Sondra S. Rafferty, P.O. Box 69, 382 Hunting Hill Road, Dilliner, PA 15327  
Attorney: Eva H. Ahern, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

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## NOTICE

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### 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](mailto:jharrison@co.greene.pa.us) or [dtharp@co.greene.pa.us](mailto: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.

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

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

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FIRST AND FINAL ACCOUNTS

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LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON May 10, 2021 FOR NISI CONFIRMATION AND ON May 20, 2021 FOR FINAL CONFIRMATION.

The First and Final Account of Clarence W. Woods, Jr., Executor of the Estate of Mae Maria Woods, Deceased, late of Wayne Township, Greene County, PA

Attorney: Lisa J. Buday, Esquire
P.O. Box 488
California, PA 15419

The First and Final Account of Michael Bozick, Executor of the Estate of Harry Bozick, Deceased, late of Franklin Township, Greene County, PA

Attorney: Joseph M. Yablonski, Esquire
6 South Main Street, Suite 505
Washington, PA 15301

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SHERIFF'S SALE

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By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-4-2021

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, MAY 21, 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.

COMMUNITY BANK, NATIONAL ASSOCIATION, N/K/A COMMUNITY BANK
VS.
RICHARD A. ENOFF

ALL that certain tract of land situate in Dunkard Township, Greene County, Pennsylvania, bounded and described as follows:

FOR PRIOR TITLE see deed dated August 1, 2000 from Richard A. Enoff, single and Dayna Lynn Enoff, single and recorded in the Greene County Recorder of Deeds Office on August 7, 2000, at Deed Book Volume 222, page 1237.

Which has an address of 114 Presock Road, Greensboro, PA 15338.
Tax Parcel No. 06-01-132-B.

PROPERTY ADDRESS: 114 Presock Road, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 06-01-132-B

Seized and taken into execution to be sold as the property of RICHARD A. ENOFF in suit of COMMUNITY BANK, NATIONAL ASSOCIATION, N/K/A COMMUNITY BANK.

Attorney for the Plaintiff:
Bassi, Vreeland & Associates
Washington, PA 724-483-5502

MARCUS SIMMS, Sheriff
Greene County, Pennsylvania