

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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June 3, 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.:
June 7 and 9, 2021

CRIMINAL

Arraignments: June 7, 2021
ARDs: June 14, 2021
ARD Revocations: June 14, 2021
Parole Violations: June 7, 2021
Plea Court: June 8, 9, and 10, 2021
License Suspension Appeals: June 23, 2021
Argument Court: June 28, 2021

ORPHANS

Accounts Nisi: June 7, 2021
Accounts Absolute: June 17, 2021

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: June 8, 2021
Convenes in Pgh.: June 29- July 1, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: June 28, 2021

CIVIL

Domestic Relations Contempts: June 28, 2021
Domestic Relations Appeals: June 28, 2021

JUVENILE

Plea Day: June 17, 2021

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Joshua W. Garner, et ux., to William J. Lewandowsky, Jr., et ux., Tract, \$183,000.00 (6-1-21)

ALEPPO AND RICHHILL TOWNSHIPS

James Benjamin Bauer A/K/A James B. Bauer, et ux., to The Mineral Company, 3 Tracts, O&G, \$6,844.42 (5-28-21)

CUMBERLAND TOWNSHIP

Haley Sanner, et ux., to Mia Furmanek, et ux., 1.222 Acres, \$105,000.00 (5-27-21)
Robert L. Swestyn by Agent, et al., to Mitchell L. Ring, Sr., 4.141 Acres, \$60,000.00 (5-27-21)
Robert M. Mcalanis, Jr., et ux., to Jeffrey Blackburn, et ux., Lot 222 in Crucible, \$38,000.00 (5-28-21)

Debra M. Chain, et al., to Eugene S. Walker, Lots 189-191 in Colonial Heights Addition, \$150,000.00 (5-28-21)

DUNKARD TOWNSHIP

Robert B. Perry, et ux., to Patrick Zorik, Lot 11 in Delansky Plan, \$500.00 (5-27-21)

FRANKLIN TOWNSHIP

William Lee Watson to John A. Throckmorton, et ux., Lots 16-17 in Oak Ridge Plan, \$225,000.00 (5-26-21)

Delmont F. Rush Estate, et ux., to Barron Agency Inc, .255 Acre, \$179,450.00 (6-1-21)

FREEPORT TOWNSHIP

Rickie Jolliff to EQT Production Company, .50 Acre, O&G, \$945.00 (5-28-21)

JACKSON TOWNSHIP

Randy A. King, et ux., to Firas Nusire, 10 Acres, \$96,500.00 (5-28-21)

JEFFERSON TOWNSHIP

Andrew M. Higinbotham to Phillip A. Zack, Lot 8 in Second Addition Grand View, \$168,000.00 (5-27-21)

Nenamosha King to Marko Demaske, Lots 6-7 in Second Addition Grand View, \$12,000.00 (5-27-21)

MORGAN TOWNSHIP

Rose Dipasquale to Purri D. Morris, Lot 8 in Emerald Land Company No. 1, \$44,000.00 (5-26-21)

PERRY TOWNSHIP

The Old Palace LTD, et ux., to Trans-Allegheny Interstate Line Company, R/W, 21 Acres, \$26,000.00 (6-1-21)

RICHHILL TOWNSHIP

Robert F. Loranger, Jr., et ux., to Adam C. Stokes, et ux., 2 Tracts, \$85,663.50 (5-27-21)

SPRINGHILL TOWNSHIP

Richard Dean Riggs, et al., to The Mineral Company, 68.134 Acres, O&G, \$13,172.02 (5-28-21)

Gerald S. Areford, et ux., to The Mineral Company, 47 1/2 Acres, O&G, \$13,359.38 (5-28-21)

SPRINGHILL AND ALEPPO TOWNSHIPS

182 Holdings LLC to AMP IV LP, 25.0975 Acres, O&G, \$131,761.88 (5-26-21)

SPRINGHILL AND FREEPORT TOWNSHIPS

VES Land LLC to Three Rivers Royalty LLC, 2 Tracts, O&G, \$21,544.66 (6-1-21)

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WASHINGTON TOWNSHIP

Bobbi Jean Hopes to Brandon Barna, .54 Acre, \$3,000.00 (5-26-21)

WAYNE TOWNSHIP

Brian J. Schager, et ux., to EQM Gathering OPCO LLC, 8.30 Acres, \$95,000.00 (5-26-21)

WAYNESBURG BOROUGH

Diane D. Francis A/K/A Diane M. Francis to Paige Shultz, Lots in Hillcrest Plan, \$140,000.00 (5-26-21)

James R. Woodring to David C. Coder, et al., Lot, \$50,000.00 (5-27-21)

Greene Co Habitat for Humanity Inc to Terry Galloway Jr., et ux., Lots, \$50,314.27 (5-28-21)

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

DODSON, MYRTLE ELIZABETH

Late of Dunkard Township, Greene County, Pennsylvania

Executrix: Brenda Lee Sackett, C/O Proden & O'Brien, Wendy L. O'Brien, Esquire, 99 East Main Street, Uniontown, PA 15401

Attorney: Wendy L. O'Brien, Esquire, Proden & O'Brien, 99 East Main Street, Uniontown, PA 15401

SIGLEY, HENRY CHARLES

Late of Jefferson Borough, Greene County, Pennsylvania

Administrator: Jacob Sigley, 365 N. West Street, Waynesburg, PA 15370

Attorney: Adam J. Belletti, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

STALNAKER, ROGER M. A/K/A ROGER STALNAKER A/K/A ROGER MORFORD STALNAKER

Late of Freeport Township, Greene County, Pennsylvania

Executrix: Christine Leah Stalnakar, 416 Woodside Road, Waynesburg, PA 15370

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

SECOND PUBLICATION

BAYSINGER, HADDIE BELLE

Late of Whitely Township, Greene County, Pennsylvania

Administrator: Wayne C. Baysinger, C/O Chambers & Pratt, P.C., 223 East High Street, Waynesburg, PA 15370

Attorney: Jessica L. Phillips, Esquire, Chambers & Pratt, P.C., 223 East High Street, Waynesburg, PA 15370

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DEWITT, DANIEL E.

Late of Greensboro Borough, Greene County, Pennsylvania

Administratrix: Tiffany Dewitt, 320 Front Street, PO Box 231, Greensboro, PA 15338

Attorney: Christopher Michael Simms, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

MILBURN, LYNNE A.

Late of Washington Township, Greene County, Pennsylvania

Executrix: Lorie Milburn, 531 George Grimm Road, Connellsville, PA 15424

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

THIRD PUBLICATION

MAIN, JOHN LYN A/K/A JOHN L. MAIN

Late of New Freeport, Greene County, Pennsylvania

Co-Administratrix: Lori Lough, 1391 Browns Run Road, Littleton, WV 26581 and

Lauren Weaver, 145 Hoss Run Road, Hundred, WV 26575

Attorney: Kirk A. King, Esquire, 77 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.

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
No. ED-12-2021**

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

103 Orchard Avenue, Rices Landing, PA 15357

on

THURSDAY, JUNE 03, 2021

AT 1:00 O'CLOCK P.M.

Prevailing Time, the following described property, to wit:

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ALL THE RIGHT, TITLE AND INTEREST OF THE FAMES E. HARBAUGH, OWNER OR REPUTED OWNER, IN AND TO:

John Ozohonish v. James Harbaugh, 103 Orchard Avenue, Rices Landing, PA 15357, Tax Parcel No.: 21-02-226//, 21-02-227//, 21/02/228//, 21/02/229//, 21/02/230//, any and all, contents on or in property. Improvements thereon consisting of a Residential Dwelling, and property, sold to satisfy judgment. Sold as property of James Harbaugh by virtue of a Deed recorded in Deed Book 187 at Page 140.

Any person claiming any interest in said personal property shall file the same prior to the sale, with the Sheriff's Office. A schedule of distribution will be filed in the Sheriff's Office no later than five (5) days after the date to the sale, and distribution made ten (10) days thereafter unless exceptions are filed with the Sheriff's Office prior thereto.

Seized and taken into execution to be sold as the property of JAMES E. HARBAUGH in suit of FIRST JOHN OZOHONGISH and to be sold by me.

Attorney for the Plaintiff: Gregory Hook, Attorney, Hook & Hook Waynesburg, PA	MARCUS SIMMS, Sheriff Greene County, Pennsylvania
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FIRST AND FINAL ACCOUNT

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 June 11, 2021 FOR NISI CONFIRMATION AND ON June 21, 2021 FOR FINAL CONFIRMATION.

The Amended First & Final Account of Vicki Harter, Administrator of the Estate of Ashley Marie Harter, Deceased, late of Waynesburg, Greene County PA

Attorney: Matthew A Bole Esquire
Fiffik Law Group PC
Foster Plaza 7 Suite 315
661 Andersen Drive
Pittsburgh PA 15220