

# 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. 38**

**May 13, 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 17 and 19, 2021

## CRIMINAL

Arraignments: May 17, 2021  
ARDs: June 14, 2021  
ARD Revocations: June 14, 2021  
Parole Violations: May 17, 2021  
Plea Court: June 8, 9, and 10, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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## ARGUMENTS

Argument Court: June 28, 2021

## CIVIL

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

## JUVENILE

Plea Day: May 20, 2021

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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.

### CUMBERLAND TOWNSHIP

Judith M. Skiles by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .030 Acre, \$344.00 (5-5-21)  
Sherri R. Davis by TCB, et ux., to Tyler M. Jones, Tax Claim, .150 Acre, \$802.00 (5-5-21)  
Brandon Nuckles, et ux., to Bryan Wilson, Lot 439 in Nemacolin, \$20,000.00 (5-6-21)  
Joseph E. Jurczak, et ux., to Stephanie S. Ramsey, Lot 114 in Nemacolin, \$48,600.00 (5-6-21)  
Jeannette Barnhart, et ux., to Mark A. Hlatky, Jr., 3.50 Acre, \$2,950.00 (5-6-21)  
Virginia E. Berkich by Atty-In-Fact, et ux., to Susan K. Kinstlich, Tract, \$99,900.00 (5-7-21)  
Mark Jordan to Dean Robinson, et ux., Lot, \$30,000.00 (5-10-21)  
Patricia Louise Gera Estate A/K/A Patricia L. Gera Estate, et al., to Kelsey Ryane McCollum, .703 Acre, \$168,000.00 (5-10-21)

### DUNKARD TOWNSHIP

Brian Meadows, et ux., to Billy Taylor, et ux., Lot, \$76,000.00 (5-6-21)

### FRANKLIN TOWNSHIP

John C. McNay, et ux., to Connie Mae Hanes, Tract, \$154,500.00 (5-6-21)  
Shaud D. Haine, et ux., to Vance R. Leone, et ux., Lot 81 in Colonial Place Plan, \$338,000.00 (5-6-21)  
Jason K. Hursey, et ux., to Michael T. Tate, Lot, \$200,000.00 (5-6-21)  
Rohanna Energy LLP to Albert A. Rinehart, et ux., 3 Tracts, \$6,000.00 (5-6-21)

### GILMORE TOWNSHIP

Heidi Jeanna Legan A/K/A Heidi J. Smith to Blue Ridge Royalties LLC, 157.656 Acres, O&G, \$1,000.00 (5-6-21)

### JACKSON TOWNSHIP

Charles L. Kaiser to KTD Oil and Gas LLC, Tract, O&G, \$250.00 (5-7-21)

### JEFFERSON BOROUGH

Unlimited Funding Solutions LLC to Andrew W. Higinbotham, et ux., 10 Acres, \$169,900.00 (5-7-21)

### MORGAN TOWNSHIP

Herman J. Ross, et ux., to James Garrison, et ux., 2 Lots in Claudelle Plan, \$235,000.00 (5-10-21)

### PERRY TOWNSHIP

Janice Lynn Keener to The Mineral Company, 5 Acres, O&G, \$5,893.75 (5-7-21)  
Richard Scott Keener to The Mineral Company, 5 Acres, O&G, \$5,893.75 (5-7-21)

### RICHHILL TOWNSHIP

Thomas Joseph Quirk to CNX Gas Company LLC, 104.322 Acres, O&G, \$10,866.90 (5-5-21)  
Paul Andrew Quirk, Jr., to CNX Gas Company, LLC, 104.322 Acres, O&Y, \$10,866.90 (5-7-21)

### SPRINGHILL TOWNSHIP

Tim Poole to Windridge Minerals, 76 Acres, O&G, \$600.00 (5-7-21)

### WAYNE TOWNSHIP

Chasdity I. Baker A/K/A Chasdity I Lee, et ux., to Ruth A. Baker, Tract, \$16,330.50 (5-11-21)  
**WAYNE AND WHITELEY TOWNSHIPS**  
Jackie Rutan by POA, et ux., to The Mineral Company, 2 Tracts, O&G, \$11,216.56 (5-7-21)

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## WAYNESBURG BOROUGH

Bradley J. Heethuis, et ux., to Emily M. Wilson, Lot in Illig Addition, \$199,900.00 (5-5-21)  
Timothy A. Chapman, et ux., to Nicole R. Baily, 2 Lots, \$119,000.00 (5-11-21)

## WHITELEY TOWNSHIP

Wayne Ackley by TCB, et ux., to Richard Adams, Tax Claim, 3.380 Acres, \$4,909.00 (5-5-21)  
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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

WHITE, JEAN L. A/K/A LORETTA JEAN WHITE

Late of Jefferson Township, Greene County, Pennsylvania  
Administrator: William L. White, II, 120 Elm Street, PO Box 214, Jefferson, PA 15344  
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

WINDER, HARRY LEE

Late of Center Township, Greene County, Pennsylvania  
Administrator: Diane L. Winder, 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

### SECOND PUBLICATION

HUFFMAN, ANDREW JACKSON, III A/K/A ANDREW J. HUFFMAN, III

Late of Waynesburg, Greene County, Pennsylvania  
Co-Administrators: Janet Britton, 602 Luke Street, Apt. 1, Morgantown, WV 26508 and Andrew J. Huffman, IV, 388 Stringtown Road, Carmichaels, PA 15320  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

JOHNSON, LORAN KEITH

Late of Springhill Township, Greene County, Pennsylvania  
Administratrix: Leona McCord, 981 Ned Ridge Road, New Freeport, PA 15352  
Attorney: None

KOCERKA, HELEN L.

Late of Bobtown, Greene County, Pennsylvania  
Administrator: Edward J. Kocerka, 1691 South Eighty-Eight Road, Greensboro, PA 15338  
Attorney: Joshua S. Rogers, Esquire, Dinsmore & Shohl LLP, 215 Don Knotts Blvd., Ste 310, Morgantown, WV 26501

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KOCERKA, JANET L.

Late of Bobtown, Greene County, Pennsylvania  
Administrator: Edward J. Kocerka, 1691 South Eighty-Eight Road, Greensboro, PA 15338  
Attorney: Joshua S. Rogers, Esquire, Dinsmore & Shohl LLP, 215 Don Knotts Blvd., Ste 310, Morgantown, WV 26501

WILLIAMS, RUSSELL RAYMOND

Late of Waynesburg, Greene County, Pennsylvania  
Administratrix: Susan Williams Aiel, P.O. Box 1106, Washington, PA 15301  
Attorney: Peter J. Daley, II, Esquire, 33 Market Street, Brownsville, PA 15417

WOOD, NANCY A.

Late of Waynesburg, Greene County, Pennsylvania  
Executor: William Curtis Kiger, 164 Quiet Valley Road, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

YODERS, HELEN D.

Late of Jefferson, Greene County, Pennsylvania  
Executrix: Tawny D. Koval, 184 Icebox Road, Jefferson, PA 15344  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

### THIRD 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  
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: Jeffry 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

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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

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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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## 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.

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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:

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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.**

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

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