

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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May 27, 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 1 and 2, 2021

CRIMINAL

Arraignments: June 1, 2021
ARDs: June 14, 2021
ARD Revocations: June 14, 2021
Parole Violations: June 1, 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.greenerereports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

CUMBERLAND TOWNSHIP

Tracey Titus, et ux., to Benjamin C. Chesslo, et ux., Lot, \$317,894.00 (5-19-21)
Jo Ann Wright Estate A/K/A Jo Anne Wright Estate A/K/A Joanne Wright Estate, et al., to Travis Corso, Tract, \$140,000.00 (5-20-21)

George E. Smoody, et ux., to Jerry Stewart, et ux., House Lot 65, Garage Lot 183 in Nemacolin, \$2,500.00 (5-24-21)
David Wayne Everly, et al., to Debora A. Skolenkovich, et ux., Lots 30-31 in Fairdale Plan, \$129,000.00 (5-24-21)
Robert D. Gray, et ux., to Jeremy Herod, et ux., Lot 284 in Crucible, \$50,000.00 (5-25-21)

DUNKARD TOWNSHIP

Richard L. Darr, et ux., to Richard Carey, et ux., Tract, \$1,000.00 (5-19-21)

FRANKLIN TOWNSHIP

Gerald Fontana, et ux., to Wesley E. Cranmer, Jr., \$385,000.00 (5-19-21)
Margaret R. Thorne, et ux., to Robert Humphreys, et ux., Lot 173 in West Waynesburg Plan, \$12,000.00 (5-24-21)
Margaret Thorne, et ux., to Robert Humphreys, et ux., Lot 171 in West Waynesburg Plan, \$5,000.00 (5-24-21)

JFFERSON TOWNSHIP

Steven A. Clark, et ux., to Wendell R. Bates, Lots Morth View Terrace Plan, \$300,000.00 (5-25-21)

MONONHAHELA TOWNSHIP

Joann Eicholtz, et ux., to Alexander D. Iadanza, Tract, \$129,900.00 (5-24-21)

MORGAN TOWNSHIP

239 2nd Street Trust to Brady A. Pears, Lot 239 in Mather, \$136,000.00 (5-19-21)

MORRIS TOWNSHIP

Cassidy N. Baer by Guardian, et ux., to EQT Production Company, 8 Tracts, O&G, \$583.79 (5-19-21)

PERRY TOWNSHIP

Kelle DeFanzio Kelley A/K/A Kelle Jones to James Henry Rice, Jr., Tract, \$222,000.00 (5-20-21)

SPRINGHILL TOWNSHIP

Rhonda McMasters to JMR-2K LLC, et al., 2 Tracts, O&G, \$1,000.00 (5-20-21)
Lisa Murray to JMR-2K LLC, et al., 2 Tracts, O&G, \$1,000.00 (5-20-21)
Ronald L. McMasters to JMR-2K LLC, et al., 2 Tracts, O&G, \$1,000.00 (5-20-21)

WASHINGTON TOWNSHIP

Mark C. Good, Jr., to Mineral Advance LLC, Tract, O&G, \$8,000.00 (5-24-21)

WAYNESBURG BOROUGH

Steven W. Bowes to Shelley L. Christy, 2 Tracts, \$120,559.20 (5-21-21)
George O. Taylor, Jr., et ux., to Michael G. Pikula, et ux., Tract, \$15,000.00 (5-21-21)
Jonathan Graham, et ux., to BSP Properties LLC, Lot 82, \$235,000.00 (5-21-21)

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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

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

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

SECOND 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

THIRD PUBLICATION

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

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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:

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**

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

2021 UNCLAIMED PROPERTY LIST

SEARCH UNCLAIMED PROPERTY

Greene County has unclaimed property waiting to be claimed.

For information about the nature and value of the property, or to check for additional names, visit www.patresury.gov

Pennsylvania Treasury Department

Notice of Names of Persons Appearing to be Owners of Abandoned and Unclaimed Property

Greene County

Listed in Alphabetical Order by Last Known Reported Zip Code
For information about the nature and value of the property, or to check for additional names, visit www.patresury.gov

Greene County

15315
Bilonick Virginia Ruth
Brown Harry F
Franks Brenda G

15316
Peasner Michele Est

15320
Bokat Charles, Mary
Jones Anna M
Kisner Robert S
Kreinbrook Robert D
Lewis June
Memry Jordan
Ritz William A
Sanner Samuel R Est
Shuckhart Linda
Soltis John E
Thomas Bane
Vaccari Enterprises

15322
Cassell Mary
Kime John L Jr
Kirby Sarah Nicole, Kenneth E
Luzier Paula
Wade Kerry

15325
Tyner Sylvester A
White Mary Jane

15327
Gaskill Charlotte M
Vecchio Becky H

15338
Brown Garrett G
Fowler Donald Jr
Franks Joyce
Lacich John
Medued Rose
Smith Timothy

15341
Burlson Christofer S
Fox Teresa
Hunnell Faye Grimes

15344
Babinski Lawrence
Bishop Betty Est
Cherry Toni
Compass Drilling Services
H J
Jefferson Hotel
Rush Brian A

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15346
Cipcic Lucinda A
Hixon Charles D
Lemley Nicole

15349
Archer Ltd
Calfrac Well Services
Coastal Drilling Eat
Commonwealth Energy
Dalton Addie Est
Reese David E II
Rogers Brian S
Skips Auto Body
Team Greene Outdoors
Watters Kevin W Jr
Wolfe Alvan

15351
Byrne George J Jr
Kott Anna
Lilley Alice Virginia
Remold Karen A

15352
Barnhart Erma J
Bonnie Cunningham Tax Coll
Gatrell Kurtis
Gilbert John P
Higinbotham William H
Six Fencing Solutions
Six Zachary R

15353
Hopkins John S, Ada L

15357
Black Diamond Equip Rental
Provance Luella Est
Shaffer William L, Ruth B

15362
Patton Tom
Harden David

15364
Helton Carla Jean
Loughman Dorothy H
Schoen Steven M
Tuttle Mary

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15370
Arnold David G
Albert E Hinerman Trust
Bailey Chester M
Bish Marilyn M
Bissett Hubert D
Brickett Jeffrey
Bridge Street Commons
Broadwater Verna J
C J Energy Services
Clutter Earvie Jr
Cnx Gas Company
Conard Christy L
Connolly Kathleen G
Fonner Frederick Jr
Fuller Evelyn
Furman Lisa
Gold Standard Abstractors
Hallmark
Hcc Investments Inc
Hinerman William K
Inghram Nancy
John Howard Chrysler Jeep
Johnson James A
Kiger Frank James
Kobaly Helen M
Lavery John D
Lewis James H
Lsn Enterprises Llc
Marcum Harley W
Mcollum Ruth E
Metheny Jerry
Pennsylvania Land Holdings
Phillips Nathan Ryan
Pressacco James
Pursenality Creations
Randall Edmund A
Rice J R
Rigney David S
Schaller William A
Stofcheck Robert
Swain Pamela K
Swan Linda
Thomas Lolita
Toland Theodore L Est

15380
Burns Drilling and Excavating
Devivo Mary
Watson Neil