

# 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. XXXVII, No. 61**

**November 21, 2019**

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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 Farley Toothman, President Judge  
Honorable Louis Dayich, Judge

## MOTIONS

Criminal & Civil & O.C.:  
November 25 and November 27, 2019

## CRIMINAL

Arraignments: November 25, 2019  
ARDs:  
ARD Revocations:  
Parole Violations: December 2, 2019  
Plea Court: December 10 and 11, 2019  
License Suspension Appeals: December 16, 2019  
Argument Court: November 25, 2019

## ORPHANS

Accounts Nisi: December 2, 2019  
Accounts Absolute: Decembr 13, 2019

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: April 20-24, 2020  
Convenes in Pgh.: December 2-6, 2019  
Convenes in Pgh.: February 10-14, 2020

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

CNX Land LLC to Goodwin House LLC, 2.2 Acres, \$25,000.00 (11-21-19)  
CNX Land LLC to Mark E. Gilbert, et ux., 58.18 Acres, \$66,000.00 (11-21-19)  
CNX Land LLC to William Kranitz, 42 Acres, \$88,000.00 (11-21-19)

### CENTER TOWNSHIP

Kentor INC to EQM Gathering OPCO LLC, R/W, \$8,000.00 (11-21-19)

### CUMBERLAND TOWNSHIP

Charles R. Bokat, et al., to Brodey A. Milliken, et ux., Lots in Colonial Heights, \$272,000.00 (11-18-19)

John W. Walker, Jr., et al., to Evan W. Robinson, Jr., et ux., Lot 312 in Nemaocolin Plan, \$2,500.00 (11-21-19)

### FRANKLIN TOWNSHIP

Maryanne Evans by POA, et ux., to Jarrod W. Richter, et ux., Lot, \$80,000.00 (11-20-19)

### FREEPORT TOWNSHIP

David L. Cook, Sr., et ux., to Adam J. Cook, et ux., 47 1/2 Acres, \$65,000.00 (11-18-19)  
Troy R. Stoneking to Joseph D. Allen, et ux., 1 Acre, \$2,500.00 (11-18-19)

### JEFFERSON BOROUGH

Marvin D. Knight by Atty-In-Fact, et ux., to Jared W. Blosser, et ux., Tract, \$9,000.00 (11-18-19)

### MORGAN TOWNSHIP

Andrea C. Charnock, et ux., to James D. Gillin, .4578 Acre, \$120,000.00 (11-18-19)

### MORRIS TOWNSHIP

CNX Land LLC to James Joseph Hildreth, et ux., 1.167 Acres, \$27,500.00 (11-21-19)  
CNX Land LLC to Shirl W. Jacobs, 1.003 Acres, \$20,000.00 (11-21-19)

### MORRIS AND RICHHILL TOWNSHIPS

CNX Land LLC to Consol Pennsylvania Coal Co LLC, et al., 3 Tracts, \$290,000.00 (11-21-19)

### RICES LANDING BOROUGH

Teegarden Family Trust, et al., to Bradley M. Phillips, Lots 243-245 in Bayard Plan, \$97,000.00 (11-18-19)

Debra Sue Phillips to Andrea C. Nestor, Lots 323-326 in Bayard Plan, \$153,000.00 (11-18-19)

### RICHHILL TOWNSHIP

CNX Land LLC to Jolene Headley, et ux., .5 Acre, \$7,000.00 (11-21-19)

### WAYNESBURG BOROUGH

Ashley D. O'Leary, et ux., to Thomas W. Ankrom, et ux., Lot, \$105,000.000 (11-15-19)  
Norma R. Kersey to Heather L. Gilbert, Lot 13 in Montgomery Addition Plan, \$21,000.00 (11-19-19)

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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**

**BABYAK, CAROLE EVELYN a/k/a CAROLE E. BABYAK**  
Late of Cumberland Township, Greene County, Pennsylvania  
Administratrix: Donna J. Neino, P.O. Box 113, Greensboro, PA 15338  
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792, Waynesburg, PA 15370

**ELLINGSEN, EDWARD**  
Late of Cumberland Township, Greene County, Pennsylvania  
Administrator: Jeremiah Ellingsen, 8 Dews Avenue, Purseglove, WV 26546  
Attorney: Joseph H. Fox, Esquire, 125 South College Street, Washington, PA 15301

**PHILLIPS, TANYA ANN**  
Late of Freeport Township, Greene County, Pennsylvania  
Administratrix: Laura L. Miller, 1710 Morris Street, Waynesburg, PA 15370  
Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

**SECOND PUBLICATION**

**BUTT, PRESTON E.**  
Late of Mt. Morris, Greene County, Pennsylvania  
Executrix: Lois Lori Butt Aldhizer Haines, 143 Big Shannon Run Road, Mt. Morris, PA 15349  
Attorney: Christopher Michael Simms, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

**LEAVER, JANICE ELAINE A/K/A JANICE E. LEAVER**  
Late of Dunkard Township, Greene County, Pennsylvania  
Executrix: Michele Duffill, 4360 Camberry Court, Dublin, OH 43016  
Attorney: Mark S. Riethmuller, Esquire, SPEAKMAN, RIETHMULLER & ALLISON, 6 South Main Street, Suite 614, Washington Trust Building Washington, PA 15301

**LEMLEY, ELIZABETH J.**  
Late of Jefferson, Greene County, Pennsylvania  
Executor: Rodney B. Lemley, 112 Orndoff Road, Waynesburg, PA 15370  
Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

**PHILLIPS, RICHARD A.**  
Late of Cumberland Township, Greene County, Pennsylvania  
Executor: Richard P. Phillips, 504 N. Eighty Eight Road, Carmichaels, PA 15320  
Attorney: None

**THIRD PUBLICATION**

**EWING, JOYCE A.**  
Late of Jackson Township, Greene County, Pennsylvania  
Co-Administrators: Jayme Ewing, 715 E. Beau Street, Washington, PA 15301 and Nikki Ewing-Davis, 1327 Battle Run Road, Triadelphia, WV 26059  
Attorney: J. Lynn DeHaven, Esquire, GOLDFARB, POSNER, BECK, DeHAVEN & DREWITZ, 26 South Main Street, Suite 200, Washington, PA 15301

**SHANEYFELT, THOMAS A., SR.**  
Late of Morgan Township, Greene County, Pennsylvania  
Administrator: Daniel W. Shaneyfelt, 112 Greene Street, Clarksville, PA 15322  
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS LLC, 54 South Washington Street, Waynesburg, PA 15370

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**LEGAL NOTICE**  
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**To: Joshua F. Davis**

**In Re: J.D., minor child, born November 23, 2012**  
**In Re: S.D., minor child, born July 12, 2014**

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your children: J.D., minor child, born November 23, 2012 and S.D., minor child, born July 12, 2014. The court has set a hearing to consider ending your rights to your children.

The hearing will be held at the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on December 16, 2019 at 1:00 p.m. in the assigned courtroom before Judge Farley Toothman.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your right to your children may be ended by the court without you being present.

You have the right to be represented at the hearing by your lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get help. Southwestern Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA 15370; (724) 852-5237.

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This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

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## LEGAL NOTICE

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### NOTICE OF TRUST:

RE: Cathy J. Ring Revocable (now Irrevocable) Trust Administration  
Notice is hereby given that Mitchell L. Ring, Sr. is the Trustee of the above-named Trust. All persons indebted to Cathy J. Ring are requested to make payment and all those having claims against Cathy J. Ring are directed to present the same without delay to:

Cathy J. Ring Revocable (now Irrevocable) Trust  
Mitchell L. Ring, Sr., Trustee  
C/O Cohen & Grigsby, P.C.  
625 Liberty Avenue, 7<sup>th</sup> Floor  
Pittsburgh, PA 15222-3152

Or to:

Nicole L. Phatak, Esquire  
C/O Cohen & Gigsby, P.C.  
625 Liberty Avenue, 7<sup>th</sup> Floor  
Pittsburgh, PA 15222-3152

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## LEGAL NOTICE

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### NOTICE

#### TO AFFECTED PARTIES OF PROPOSED PRIVATE SALE

In accordance with the Real Estate Tax sale (Act of July 7, 1947, P.L. 1368 No. 542), Section 613, as amended, notice is hereby given that a proposed sale price in the amount of Eight Hundred Fifty Three Dollars and 08/100 (\$853.08), plus fees, HAS BEEN RECEIVED AND APPROVED BY THE TAX CLAIM BUREAU OF THE COUNTY OF GREENE, for the private sale of the following property:

Vacant Land  
E/S of Ten Mile Creek  
Acreage: 1.000  
PARCEL: 15-01-106  
Jefferson Township

Pursuant to Section 613 (72 P.S. & 5860.613), the affected taxing districts, the property owner and interested party, or a person interested in purchasing the property, if not satisfied that the sale price approve by the Bureau is sufficient, may petition the Court of Common Pleas of Greene County within forty-five (45) days after this notice of proposed sale, to disapprove such sale.

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If no objections are made, this property shall be sold by the Tax Claim Bureau of the County of Greene, at the Greene County Office Building, 93 East High Street, Waynesburg, PA, on January 16, 2020, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.

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## LEGAL NOTICE

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### NOTICE

#### TO AFFECTED PARTIES OF PROPOSED PRIVATE SALE

In accordance with the Real Estate Tax sale (Act of July 7, 1947, P.L. 1368 No. 542), Section 613, as amended, notice is hereby given that a proposed sale price in the amount of Two Thousand One Hundred Twenty Three Dollars and 94/100 (\$853.08), plus fees, HAS BEEN RECEIVED AND APPROVED BY THE TAX CLAIM BUREAU OF THE COUNTY OF GREENE, for the private sale of the following property:

Land and Building  
N/S of Grant Lane Lot 245  
Nemacolin Plan No. 2  
Acreage: .060  
PARCEL 05-35-139  
Cumberland Township

Pursuant to Section 613 (72 P.S. & 5860.613), the affected taxing districts, the property owner and interested party, or a person interested in purchasing the property, if not satisfied that the sale price approve by the Bureau is sufficient, may petition the Court of Common Pleas of Greene County within forty-five (45) days after this notice of proposed sale, to disapprove such sale.

If no objections are made, this property shall be sold by the Tax Claim Bureau of the County of Greene, at the Greene County Office Building, 93 East High Street, Waynesburg, PA, on January 16, 2020, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.