

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. 8

October 15, 2020



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Notice	Page 6

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----10/15/20-----

COURT OF COMMON PLEAS

Honorable Farley Toothman, President Judge
Honorable Louis Dayich, Judge

MOTIONS

Criminal & Civil & O.C.:
October 19 and 21, 2020

CRIMINAL

Arraignments: October 19, 2020
ARDs: November 9, 2020
ARD Revocations: November 9, 2020
Parole Violations: October 19, 2020
Plea Court: October 21, 22, and 23, 2020
License Suspension Appeals: October 19, 2020
Argument Court: October 26, 2020

ORPHANS

Accounts Nisi: October 5, 2020
Accounts Absolute: October 16, 2020

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 19-23, 2020

Convenes in Pgh.: November 30 – December 4, 2020

Convenes in Pgh.: February 8-12, 2020

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: November 23, 2020

CIVIL

Domestic Relations Contempts: October 26, 2020
Domestic Relations Appeals: October 26, 2020

JUVENILE

Plea Day: November 19, 2020

The Greene Reports

-----10/15/20-----3

DEED TRANSFERS

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

ALEPPO, JACKSON, & RICHHILL TOWNSHIPS

Roland M. Parry, et ux., to The Mineral Company LLC, 468.5924 Acres, O&G, \$582,119.21 (10-15-20)

William R. Parry, II, Estate, et al., to The Mineral Company LLC, 468.5924 Acres, O&G, \$582,119.21 (10-15-20)

CENTER TOWNSHIP

Kenneth Michael Conklin to Peregrine EP II LLC, 175.446 Acres, O&G, \$158,500.00 (10-15-20)

CUMBERLAND TOWNSHIP

Barbara C. Walton to Margie Varesko, Tract, \$210,000.00 (10-9-20)

Ethel Louise Ross Estate, et al., to Everett James McDonough, et ux., Lots 63-64 in Colonial Heights, \$112,500.00 (10-9-20)

William Reda, et ux., to John W. Szweczyk, et ux., 2 Tracts, \$337,500.00 (10-9-20)

Bernard Kurincak, et ux., to Brandon Michael Williams, Lots 62-63 in Gwynne Addition, \$210,000.00 (10-9-20)

Kance Richard Switalski, et ux., to Jack D. Trackemas, Lot 15 in Smith Additional Plan, \$100.00 (10-13-20)

Darryl P. Delitre, II, et ux., to Sireno Richard Mattie, Lots 206-207 in John G. Bailly Plan, \$163,000.00 (10-14-20)

Joseph Cybak Jr., Estate, et al., to Riggi Enterprises LLC, 2 Tracts, \$41,000.00 (10-14-20)

DUNKARD TOWNSHIP

Joseph Kenneth Caldwell Estate, et al., to Reuben Giles Grim, III, 6.109 Acres, \$70,000.00 (10-13-20)

Joseph M. Hesser by POA, et al., to PPP Assets LLC, Tract, \$221,560.00 (10-13-20)

Robert L. Holbert, et ux., to Longview Power II LLC, R/W, \$70,620.00 (10-15-20)

Robert L. Holbert, et ux., to Longview Power II LLC, R/W, 4.25 Acres, \$21,120.00 (10-15-20)

FRANKLIN TOWNSHIP

Jeffrey B. Hixenbaugh, et ux., to Joshua Ayres, et ux., .538 Acre, \$190,000.00 (10-13-20)

Kirby Developments LLC a/k/a Kirby Development LLC to Brandon W. Robinson, et ux., .387 Acre, \$39,000.00 (10-13-20)

Nicholas H. Carbonara, et ux., to Nicholas V. Gallon, et ux., Lot 10 in Bonar Plan, \$297,000.00 (10-14-20)

EHMP LLC to Ray Ellison Grandchildren Trust, 246.243 Acres, O&G, \$17,000.00 (10-14-20)
Celestine Kalist, et ux., to Jeffrey B. Hixenbaugh, et ux., Lot, \$160,000.00 (10-15-20)

FREEPORT TOWNSHIP

Floyd William Pettit, et ux., to Joshua A. Ellis, et ux., 3 Tracts, \$52,298.53 (10-14-20)

GILMORE TOWNSHIP

Raymond Kraeer to MMA Mineral Group LLC, 135.231 Acres, \$522.00 (10-9-20)

William Kraeer to MMA Mineral Group LLC, 135.231 Acres, \$522.00 (10-9-20)

Robert L. Ward, et ux., to Steven M. Macyda, 2 Tracts, \$150,000.00 (10-14-20)

GREENE TOWNSHIP

Lauren Elizabeth Veres, et ux., to Keith J. Anderson, 3 Tracts, \$260,000.00 (10-15-20)

The Greene Reports

4-----10/15/20-----

JEFFERSON TOWNSHIP

Jefferson Township, et ux., to Dennis L. Garrett, Lots 407 & 409 in Clyde Land Company No. 2, \$1,000.00 (10-14-20)

MORGAN TOWNSHIP

Arcpe 1 LLC to Richard E. Kalsey, et ux., Lots in Emerald Land Company No. 1, \$42,000.00 (10-14-20)

Robert E. Sprowls, et ux., to Mary Jo Dorsey, .13 Acre, \$56,900.00 (10-15-20)

RICHHILL TOWNSHIP

Alfred L. Burns, et ux., to CNX Midstream DEVCO I LP, et ux., R/W, 20.6 Acres, \$94,747.90 (10-15-20)

WASHINGTON TOWNSHIP

Marc E. Pattison, et ux., to David V. Benco, et ux., 2 Lots, \$25,000.00 (10-13-20)

WAYNE TOWNSHIP

John R. Staggers to Three Rivers Royalty II LLC, 170 Acres, O&G, (10-14-20)

Dorothea Jane Adams, et ux., to Jeffrey R. Murgel, 13.973 Acres, \$63,000.00 (10-14-20)

WHITELEY TOWNSHIP

Paul McGavitt to Three Rivers Royalty LLC, 29 Acres, O&G, \$500.00 (10-14-20)

Shaun L. McGavitt to Three Rivers Royalty LLC, 29 Acres, O&G, \$500.00 (10-14-20)

Jamie McGavitt to Three Rivers Royalty LLC, 29 Acres, O&G, \$500.00 (10-14-20)

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

KIGER, WILMA LEE a/k/a WILMA S. KIGER

Late of Franklin Township, Greene County, Pennsylvania

Executor: Donald C. Kiger, 585 Crucible Road, Rices Landing, PA 15357

Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

SECOND PUBLICATION

JOHN, HAROLD E.

Late of Masontown, West Virginia with interests in Perry Township, Greene County, Pennsylvania

Executor: Lawrence Harold John, 188 Tin Can Hollow Road, Rices Landing, PA 15357

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

The Greene Reports

-----10/15/20-----5

KERR, WILLIAM GUY, SR.

Late of Cumberland Township, Greene County, Pennsylvania

Executor: Diana L. Kerr, 102 Oak Ave., Carmichaels, PA 15320

Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792, Waynesburg, PA 15370

MAYHER, DOLORES A.

Late of Jefferson, Greene County, Pennsylvania

Administrator: Joseph Oziemblosky, 110 Eaton Run Road, Jefferson, PA 15344

Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792, Waynesburg, PA 15370

POLEN, SAMUEL SCOTT

Late of Richhill Township, Greene County, Pennsylvania

Executor: Nathan Randal Polen, 125 ½ Cumberland Ave., Washington, PA 15301

Attorney: Brandon K. Meyer, Esquire, 76 N. Richhill Township, Waynesburg, PA 15370

SIMMONS, DOROTHY J.

Late of Washington Township, Greene County, Pennsylvania

Executor: Mark A. Simmons, 345 Largura Dr., Valparaiso, IN 46385

Attorney: None

THIRD PUBLICATION

BEDILION, DORIS JEAN

Late of Graysville, Greene County, Pennsylvania

Co-Executrices: Sheila C. Whitlatch, 207 Dodds Ridge Road, Wind Ridge, PA 15380 and Angela Hardy 187 Maple Street, Carmichaels, PA 15320

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

BRUMMAGE, TERRY

Late of Wayne Township, Greene County, Pennsylvania

Administrator: Douglas D. Tennant, 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

DELANEY, EVELYN F. a/k/a EVELYN IRENE DELANEY

Late of Mt. Morris, Greene County, Pennsylvania

Executor: Brian D. Delaney, 106 Regal Drive, Morgantown, WV 26501

Attorney: Kirk A King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HOLLOWOOD, EDWIN

Late of Waynesburg Borough, Greene County, Pennsylvania

Executrix: Rebecca Veltre, 1721 Brown's Creek Road, Nineveh, PA 15353

Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

The Greene Reports

6-----10/15/20-----

MOORE, WALTER E.

Late of Franklin Township, Greene County, Pennsylvania

Executor: Jerry Guy Moore, 3 Oak View Circle East, Palm Coast, FL 32137

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms

LLC, 54 South Washington Street, Waynesburg, PA 15370

YANCICH, MICHAEL J.

Late of Dunkard Township, Greene County, Pennsylvania

Executor: Nicholas Yancich, C/O Benjamin F. Goodwin, Esquire, 108 N. Beeson

Blvd., Suite 400, Uniontown, PA 15401

Attorney: Benjamin F. Goodwin, Esquire, 108 N. Beeson Blvd., Suite 400,

Uniontown, PA 15401

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: 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