

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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April 15, 2021



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Notice	Page 5
First and Final Accounts	Page 6

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----4/15/21-----

COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge

MOTIONS

Criminal & Civil & O.C.:
April 19 and 21, 2021

CRIMINAL

Arraignments: April 19, 2021
ARDs: May 10, 2021
ARD Revocations: May 10, 2021
Parole Violations: April 19, 2021
Plea Court: May 11, 12 and 13, 2021
License Suspension Appeals: April 19, 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.: April 20-21, 2021
Convenes in Pgh.: May 10-14, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: May 12, 2021

CIVIL

Domestic Relations Contempts: April 26, 2021
Domestic Relations Appeals: April 26, 2021

JUVENILE

Plea Day: May 20, 2021

The Greene Reports

-----4/15/21-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP CENTER TOWNSHIP

James F. Lindstrom to Alan Saul, 27 Acres, \$35,000.00 (4-8-21)
Waynesburg DPP LLP to Richard Gene Mauro, et al., Tract, \$1,550,000.00 (4-13-21)

CUMBERLAND TOWNSHIP

Ronald L. Stoffa to Donald Sherman Allen, Jr., et ux., Lot 280 in Crucible, \$8,500.00 (4-7-21)
Jeremy R. Nelson to Cynthia King, Lot 205 in Nemacolin, \$38,486.50 (4-9-21)
BGRS Relocation Inc., to Lance E. McIntire, et ux., Lot 82-83 in Fairdale Annex Plan, \$295,000.00 (4-12-21)

Lance E. McIntire, et ux., to Charles F. Boettinger, Jr., et ux., Lots 225-256 in Jamison Place, \$196,500.00 (4-13-21)

DUNKARD TOWNSHIP FRANKLIN TOWNSHIP

Brick House Enterprises LLC to JLH Holdings LLC, .596 Acre, \$225,000.00 (4-9-21)

GREENE AND DUNKARD TOWNSHIPS

JEFFERSON TOWNSHIP

George R. Carter, Jr., to Steven J. Cypher, et ux., 27.86 Acres, O&G-Minerals, \$2,800.00 (4-7-21)

William C. Birks to Melody R. Cox, et ux., 76.647 Acres, \$102,898.17 (4-7-21)

MONONGAHELA TOWNSHIP

Philip Kyle McLaughlin, et ux, to Rachel Elissa Ware, Lot, \$139,000.00 (4-8-21)

MORGAN TOWNSHIP RICHHILL TOWNSHIP

AMP IV LP to General Capital Holdings LLC, 2 Acres, O&G, \$10.00 (4-7-21)
Adeline C. Wavra to AMP IV LP, 16.6825 Acres, O&G, \$108,436.25 (4-9-21)
Mary J. Rickabaugh to Ridgetop Appalachia LLC, 2 Tracts, O&G, \$5,673.00 (4-9-21)
Jerry W. Hartley, et ux., to EQT Production Company, 2 Tracts, \$1,000.00 (4-12-21)

SPRINGHILL TOWNSHIP

Ramon S. Alcolea A/K/A Raymond F. Dohmen to Windridge Minerals, 140 Acres, O&G, \$500.00 (4-8-21)

SPRINGHILL AND FREEPORT TOWNSHIPS

Sky Pilot Resources LLC to Mulligan Mineral Partners LLC, 114.503 Acres, O&G, \$25,000.00 (4-12-21)

WAYNE TOWNSHIP

Carol Ann Patterson, et ux., to Mulligan Mineral Partners LLC, 170 Acres, O&G, \$150.00 (4-12-21)

Susan Lynn Briggs to Mulligan Mineral Partners LLC, 170 Acres, O&G, \$150.00 (4-12-21)
John Robert Briggs to Mulligan Mineral Partners LLC, 170 Acres, O&G, \$150.00 (4-12-21)

WAYNESBURG BOROUGH

Wilson Land Holding LLC to Benjamin M. Caldwell, et ux., Lot, \$106,000.00 (4-7-21)
Donald C. Keller to Cynthia May Bailey, Lot, \$50,806.00 (4-12-21)
William Lee Schifko Estate A/K/A William L. Schifko Estate, et ux., to David J. Davidson, Tract, \$80,800.00 (4-12-21)
Keith D. McClure, Jr., to Kelli Krainbucher, Lot in Illig Addition, \$128,500.00 (4-13-21)

The Greene Reports

4-----4/15/21-----

WHITELEY TOWNSHIP

Sawn T. Grushecky, et ux., to Greylock Production LLC, R/W, 287.94 Acres, \$1,000.00 (4-7-21)

Shawn T. Grushecky, et ux., to Greylock Production LLC, R/W, 287.94 Acres, \$1,000.00 (4-7-21)

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

CLAYTON, ROSEMARY

Late of Jefferson Township, Greene County, Pennsylvania
Administrator: Edward Gaskill, 125 Lindon Alley, Waynesburg, PA 15370
Attorney: None

KELLEY, MARK A.

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Paulette Lucyk, P.O. Box 75, Ninevah, PA 15353
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

NEFF, BENJRE

Late of Waynesburg Borough, Greene County, Pennsylvania
Executor: Randy Schreiber, 195 Breakneck Road, Lot 1, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

RAFFERTY, TERENCE EDWARD A/K/A EDWARD P. RAFFERTY A/K/A TERRY E. RAFFERTY A/K/A EDWARD RAFFERTY

Late of Dilliner, Greene County, Pennsylvania
Administratrix: Sondra S. Rafferty, P.O. Box 69, 382 Hunting Hill Road, Dilliner, PA 15327

Attorney: Eva H. Ahern, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

SECOND PUBLICATION

HILVERDING, DENISE

Late of Franklin Township, Greene County, Pennsylvania
Administrator: William Hilverding, 615 Bell Run Road, Spraggs, PA 15362
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

PHILLIPS, KATHLEEN A/K/A KATHLEEN IRENE PHILLIPS

Late of Graysville, Greene County, Pennsylvania
Executrix: Misty L. Hohing, 588 Locust Avenue, Washington, PA 15301

The Greene Reports

-----4/15/21-----5

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

THIRD PUBLICATION

BIZUB, BRUCE A. A/K/A BRUCE BIZUB

Late of Carmichaels Borough, Greene County, Pennsylvania
Executor: Brian Bizub, 5232 Burcliff Place, Raleigh, NC 27612

Attorney: Blake J. Birchmeier, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

BIZUB, VALETTA M. A/K/A VALETTA BIZUB

Late of Carmichaels Borough, Greene County, Pennsylvania
Executor: Brian Bizub, 5232 Burcliff Place, Raleigh, NC 27612

Attorney: Blake J. Birchmeier, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

MALEY, EVA M. A/K/A EVA MAE MALEY

Late of Washington Township, Greene County, Pennsylvania
Executrix: Sharon M. Nichols, 113 Havers Hill Road, Jefferson, PA 15344

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

RETHAGE, ANNA MARIE A/K/A ANNA M. RETHAGE

Late of Morgan Township, Greene County, Pennsylvania
Executrix: Judith A. Broski, 1008 Logan Street, McMechen, WV 26040

Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SHAFFER, RONALD E., SR., A/K/A RONALD E. SHAFFER

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Ronald E. Shaffer, Jr., 128 Long Street, Rices Landing, PA 15357

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

The Greene Reports

6-----4/15/21-----

Please bring all the original documents with you to your appointment.
Donna J. Tharp, Register of Wills 724-852-5284

FIRST AND FINAL ACCOUNTS

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 May 10, 2021 FOR NISI CONFIRMATION AND ON May 20, 2021 FOR
FINAL CONFIRMATION.

The First and Final Account of Clarence W. Woods, Jr., Executor of the Estate of Mae Maria
Woods, Deceased, late of Wayne Township, Greene County, PA

Attorney: Lisa J. Buday, Esquire
P.O. Box 488
California, PA 15419

The First and Final Account of Michael Bozick, Executor of the Estate of Harry Bozick,
Deceased, late of Franklin Township, Greene County, PA

Attorney: Joseph M. Yablonski, Esquire
6 South Main Street, Suite 505
Washington, PA 15301