

# 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. 4**

**September 17, 2020**

\*\*\*\*\*



\*\*\*\*\*

## Table of Contents

<b>Deed Notices .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 6</b>
<b>Notice .....</b>	<b>Page 7</b>
<b>Legal Notice .....</b>	<b>Page 8</b>

Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

2-----9/17/20-----

**COURT OF COMMON PLEAS**  
Honorable Farley Toothman, President Judge  
Honorable Louis Dayich, Judge

## MOTIONS

Criminal & Civil & O.C.:  
September 21 and 23, 2020

## CRIMINAL

Arraignments: September 21, 2020  
ARDs: October 13, 2020  
ARD Revocations: October 13, 2020  
Parole Violations: September 21, 2020  
Plea Court: September 15 and 16, 2020  
License Suspension Appeals: October 19, 2020  
Argument Court: October 26, 2020

## ORPHANS

Accounts Nisi: September 8, 2020  
Accounts Absolute: September 18, 2020

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: October 19-23, 2020

Convenes in Pgh.: October 6, 2020

Convenes in Pgh.: October 13-16, 2020

\*\*\*\*\*

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

\*\*\*\*\*

## 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: October 13, 2020

## CIVIL

Domestic Relations Contempts: September 28, 2020  
Domestic Relations Appeals: September 28, 2020

## JUVENILE

Plea Day: October 15, 2020

# The Greene Reports

-----9/17/20-----3

\*\*\*\*\*

## DEED TRANSFERS

\*\*\*\*\*

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

### CLARKSVILLE BOROUGH

William J. Turner by TCB, et ux., to EQT Production Company, Tax Claim, .230 Acre, \$5080.60 (9-14-20)

### CUMBERLAND TOWNSHIP

Jan Ondra to Triple H Realty Group LLC, Lot 15 in Biddle Acres Plan, \$8,000.00 (9-11-20)

Edward G Donley Estate by TCB, et ux., to Christen J. Gillin, Tax Claim, 348 Acres, Coal, \$16,617.00 (9-11-20)

Steve Szoke by TCB, et ux., to Jeffrey C. Hathaway, Tax Claim, 1.33 Acres, \$517,705.50 (9-14-20)

Greg Ferrence by TCB, et ux., to Jeffery Hathaway, II, Tax Claim, 1 Acre, \$82,779.40 (9-14-20)

Franklin R. Coger, Sr., by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .10 Acre, \$44,121.00 (9-16-20)

Franklin R. Coger, Sr., by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .10 Acre, \$43,548.00 (9-16-20)

Sandra K. Coffman by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .530 Acre, \$85,281.50 (9-16-20)

Jonathan Penich, et ux., to Benjamin Richards, Lot, \$187,000.00 (9-17-20)

William L. Kovach, et ux., to Jeffrey L. Pratt, 143 Acres, \$276,000.00 (9-17-20)

James H. White by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .15 Acre, \$36,843.90 (9-17-20)

Rena B. Dulaney by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .15 Acre, \$51,340.80 (9-17-20)

Samuel F. Guesman by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .13 Acre, \$33,940.70 (9-17-20)

Martha E. Davidson by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, \$1,550 Acres, \$82,531.10 (9-17-20)

Samuel F. Guesman by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .13 Acre, \$33,329.50 (9-17-20)

### DUNKARD TOWNSHIP

Diversified Energy by TCB, et ux., to Del-Sky LLC, Tax Claim, 6.4 Acres, \$91,680.00 (9-11-20)

Alfalfa Properties LLC to Paul Kondrla, et ux., Lot, \$23,200.00 (9-14-20)

Frank R. Porter by TCB, et ux., to David C. Hook, Tax Claim, 24.8 Acres, Coal, \$11,842.00 (9-15-20)

J. E. Sherrard by TCB, et ux., to David C. Hook, Tax Claim, 104.69 Acres, Coal, \$49,984.70 (9-15-20)

Helen V. Beatty Estate, et ux., to David A. Jordan, et ux., 5.620 Acres, \$110,000.00 (9-17-20)

### FRANKLIN TOWNSHIP

Three Rivers Royalty II LLC to Black Bear Minerals LLC, 134.9247 Acres, O&G, \$16,176.92 (9-16-20)

### FREEPORT TOWNSHIP

Freda Mae Gregg by TCB, et ux., to David C. Hook, Tax Claim, .120 Acre, \$38,238.20 (9-15-20)

# The Greene Reports

4-----9/17/20-----

Jay E. Brant Estate, et al., to Pikewood Energy Corporation, 16 Acres, O&G, \$50,000.00 (9-16-20)

## GILMORE TOWNSHIP

Ruth H White by TCB, et ux., to Christen J. Gillin, Tax Claim, 32 Acres, Coal, \$3,056.00 (9-11-20)

Carl W. Colvin by TCB, et ux., to David C. Hook, Tax Claim, 100 Acres, Coal, \$9,550.00 (9-15-20)

Judith Flannery to Three Rivers Royalty LLC, 157.4 Acres, O&G, \$12,542.79 (9-16-20)

## GREENE TOWNSHIP

Frank R. Porter by TCB, et ux., to David C. Hook, Tax Claim, 180.51 Acres, Coal, \$17,247.30 (9-15-20)

Robert Hook by TCB, et ux., to David C. Hook, Tax Claim, 33.070 Acres, Coal, \$3,151.50 (9-15-20)

Robert Hook by TCB, et ux., to David C. Hook, Tax Claim, 147 Acres, Coal, \$14,038.50 (9-15-20)

## JEFFERSON TOWNSHIP

Arthur R. Overby, III by TCB, et ux., to Jenna Bohach, Tax Claim, .190 Acre, \$8,633.20 (9-14-20)

Arthur R. Overby, III by TCB, et ux., to Jenna Bohach, Tax Claim, .220 Acre, \$6,322.10 (9-14-20)

Margaret Benci by TCB, et ux., to David C. Hook, Tax Claim, 26.32 Acres, Coal, \$1,260.60 (9-15-20)

Margaret Benci by TCB, et ux., to David C. Hook, Tax Claim, 35.88 Acres, Coal, \$1,719.00 (9-15-20)

Adeline M. Bane by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .170 Acre, \$75,234.90 (9-16-20)

Kathleen Deems by TCB, et ux., to JB Real Estate Resources Inc., Tax Claim, .130 Acre, \$706.70 (9-16-20)

Noble A. Wine by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .17 Acre, \$61,425.60 (9-17-20)

Kathleen Deems by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .25 Acre, \$57,510.10 (9-17-20)

Raymond Rinehart by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .080 Acre, \$477.50 (9-17-20)

## MONONGAHELA TOWNSHIP

Diversified Energy by TCB, et ux., to Del-Sky LLC, Tax Claim, 2.89 Acres, \$62,094.10 (9-11-20)

Susan Byrns by TCB, et ux., to Jenna Bohach, Tax Claim, 34.66 Acres, Coal, \$16,559.70 (9-15-20)

Pauline Engott by TCB, et ux., to Alexander Shuppe, Tax Claim, .980 Acre, \$58,064.00 (9-16-20)

## MORGAN TOWNSHIP

Jan Ondra to Triple H Realty Group LLC, Lot 7 in Teagarden Homes Plan, \$4,000.00 (9-11-20)

Dorothy Florence Patterson by TCB, et ux., to Jenna Bohach, Tax Claim, 42 Acres, Coal, \$2,005.50 (9-14-20)

Kevin S. Clelland by TCB, et ux., to Redevelopment Authority of Greene County, Tax Claim, .220 Acre, \$20,933.60 (9-16-20)

Charles Warnick by TCB, et ux., to Triple H Realty Group LLC, Tax Claim, .130 Acre, \$71,032.90 (9-16-20)

# The Greene Reports

-----9/17/20-----5

Jody Lynn Zavora by TCB, et ux., to Triple H Realty Group LLC, Tax Claim, .100 Acre, \$56,192.20 (9-16-20)

## RICHHILL TOWNSHIP

Christine R. Kincaid to Firefly Mason Jar SPV III LP to 50 Acres, O&G, \$325,000.00 (9-15-20)

Carolyn J. Bradley to RAS Investments LLC, 161.452 Acres, O&G, \$1,000.00 (9-17-20)

Bill Young, et ux., to RAS Investments LLC, 161.452 Acres, O&G, \$3,000.00 (9-17-20)

Kenneth Mikeman, Jr., to RAS Investments LLC, 161.452 Acres, O&G, \$1,000.00 (9-17-20)

Tony Posey, et ux., to RAS Investments LLC, 161.452 Acres, O&G, \$1,000.00 (9-17-20)

Greg Terrell, et ux., to RAS Investments LLC, 161.452 Acres, O&G, \$1,000.00 (9-17-20)

Gerald R. Miller, et ux., to RAS Investments LLC, 161.452 Acres, O&G, \$1,000.00 (9-17-20)

## SPRINGHILL TOWNSHIP

Sherry Winter by TCB, et ux., to David C. Hook, Tax Claim, 1.250 Acres, Coal, \$592.10 (9-11-20)

Sherry Winter by TCB, et ux., to David C. Hook, Tax Claim, 8.62 Acres, Coal, \$4,125.60 (9-11-20)

Sherry Winter by TCB, et ux., to David C. Hook, Tax Claim, 8.58 Acres, Coal, \$4,106.50 (9-11-20)

Sherry Winter by TCB, et ux., to David C. Hook, Tax Claim, 8.58 Acres, Coal, \$4,106.50 (9-11-20)

Ross Stout by TCB, et ux., to David C. Hook, Tax Claim, 5.48 Acres, Coal, \$2,616.70 (9-11-20)

Ross Stout by TCB, et ux., to David C. Hook, Tax Claim, 7.33 Acres, Coal, \$3,495.30 (9-11-20)

William H. Thompson to Keystone Buckeye Energy Holdings LLC, Tracts, O&G, \$1,000.00 (9-11-20)

Francis N. Vitagliano by TCB, et ux., to EQT Production Company, Tax Claim, .40 Acre, \$36,118.10 (9-14-20)

Frederick E. Beecher, et ux., to RAS Investments LLC, 140 Acres, O&G, Corrective, \$30,340.00 (9-17-20)

## WASHINGTON TOWNSHIP

Daniel G. Welsh by TCB, et ux., to Bobbi Jean Hopes, Tax Claim, .54 Acre, \$63,774.90 (9-14-20)

George F. Keener, et al., to Mark W. Staley, et ux., 2 Tracts, \$75,000.00 (9-16-20)

## WAYNE TOWNSHIP

June Kinsey by TCB, et ux., to Christen J. Gillin, Tax Claim, 70.98 Acres, Coal, \$6,780.50 (9-14-20)

Thomas Headley by TCB, et ux., to Christen J. Gillin, Tax Claim, 49.5 Acres, Coal, \$4,736.80 (9-14-20)

C. Lawrence Hall to Janet Elaine Sanders, et al., 2 Tracts, O&G, \$1,750.00 (9-14-20)

Jack Bruce by Atty-in-Fact, et ux., to Janet Elaine Sanders, et al., 2 Tracts, O&G, \$1,750.00 (9-14-20)

Roger Robey to Janet Elaine Sanders, et al., 2 Tracts, O&G, \$1,750.00 (9-14-20)

Frances Bennett to Janet Elaine Sanders, et al., 2 Tracts, O&G, \$1,750.00 (9-14-20)

Janet Elaine Sanders, et al., to Pikewood Energy Corporation, 2 Tracts, O&G, \$10,000.00 (9-14-20)

Pikewood Energy Corporation to Three Rivers Royalty II LLC, 2 Tracts, O&G, \$63,475.40 (9-16-20)

# The Greene Reports

6-----9/17/20-----

Angela K. Haddox, et al., to Blue Ridge Royalties LLC, 8.898 Acres, O&G, \$2,470.00 (9-17-20)

## WAYNESBURG BOROUGH

McNay Rentals L P to Rolling Meadows Real Estate Development LLC, Lot, \$58,000.00 (9-11-20)

David C. Beiter, et ux., to Christopher J. Siska, et ux., 2 Lots, \$148,000.00 (9-11-20)

Gary T. Howard by TCB, et ux., to Amy L. Sibert, Tax Claim, .070 Acre, \$46,393.90 (9-16-20)

Brenda K. Braun a/k/a Brenda K. Camps to Mallery B. King, et ux., Lots, \$190,000.00 (9-17-20)

\*\*\*\*\*

## 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

BRYTE, EUGENE E.

Late of Garards Fort, Greene County, Pennsylvania

Administratrix: Cathy E. Carnahan, 411 Commercial Avenue, Masontown, PA 15461

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

SHEA, MARY MARGARET

Late of Cumberland Township, Greene County, Pennsylvania

Co Executors: Sallie Valentine, 461 Country Knoll D, Endwell, NY 13760; Kimberly Fitzgerald, 705 Chislett St., Pittsburgh, PA 15206; Patrick Sean Shea, 280 Glade Run Road, Carmichaels, PA 15320

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

### SECOND PUBLICATION

CRAMER, KAREN S. a/k/a KAREN SUE CRAMER

Late of Franklin Township, Greene County, Pennsylvania

Administratrix: Sharon L. Faux, 130 West Locust Alley, Waynesburg, PA 15370

Attorney: J. William Hook, Esquire, P.O. Box 792, 189 West High Street, Waynesburg, PA 15370

### THIRD PUBLICATION

COX, DOLORES E.

Late of Carmichaels, Greene County, Pennsylvania

Executor: John E. Cox, Jr., 413 Ceylon Road, Carmichaels, PA 15320

# The Greene Reports

-----9/17/20-----7

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

GERA, PATRICIA LOUISE

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: Jonathan A. Klimek, 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

ROSS, ETHEL LOUISE

Late of Cumberland Township, Greene County, Pennsylvania

Executor: Richard A. Ross, c/o Chambers & Pratt, P.C., 223 East High Street, Waynesburg, PA 15370

Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street, 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: [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

# The Greene Reports

8-----9/17/20-----

\*\*\*\*\*

## LEGAL NOTICE

\*\*\*\*\*

**To: Unknown Father**

**In Re: A.E., minor child, born September 27, 2018**

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 child, A.E. born September 27, 2018. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on October 19, 2020, 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 rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a 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 legal 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; (724) 852-5237.

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