

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. 3

September 10, 2020



Table of Contents

Deed Notices	Page 3
Estate Notices	Page 4
Notice	Page 5
Fictitious Name Notice	Page 5

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----9/10/20-----

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

MOTIONS

Criminal & Civil & O.C.:
September 14 and 16, 2020

CRIMINAL

Arraignments: September 14, 2020
ARDs: October 13, 2020
ARD Revocations: October 13, 2020
Parole Violations: September 14, 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.: September 15, 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.greeneports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: September 17, 2020

The Greene Reports

-----9/10/20-----3

DEED TRANSFERS

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

CARMICHAELS BOROUGH

Charles E. Riecks, Jr., et ux., to Stephen S. Savage, et ux., .124 Acre, \$55,772.00 (9-4-20)

CENTER TOWNSHIP

Johnny Perani Estate, et al., to Douglas R. Concklin, Tract, \$130,000.00 (9-8-20)

Arden E. Melzer to CNX Gas Company LLC, R/W, 73.360 Acres, \$68,895.00 (9-10-20)

CUMBERLAND TOWNSHIP

Margaret H. Randolph Estate, et ux., to Edna V. McClure, Lots 108-110, \$102,050.00 (9-8-20)

David R. Gomez, II by TCB, et ux., to William Lewis, Jr., Tax Claim, 1 Acre, \$67,957.80 (9-8-20)

William A. Fleming by TCB, et ux., to Ricky Eitner, Tax Claim, .170 Acre, \$41,867.20 (9-8-20)

Jeffrey C. Hathaway, et ux., to David A. Cutwright, .58 Acre, \$12,000.00 (9-9-20)

DUNKARD TOWNSHIP

Diversified Energy by TCB, et ux., to Malinosky Properties LLC, Tax Claim, 10.360 Acres, \$484,853.50 (9-8-20)

Daniel Barzanti by TCB, et ux., to Jessica Doman, Tax Claim, .110 Acre, \$50,309.40 (9-8-20)

Diversified Energy by TCB, et ux., to Dunkard Township, et ux., Tax Claim, .040 Acre, \$1,146.00 (9-8-20)

Sally Ann Donley Estate, et al., to Jacob Luke Pecjak, 1.5 Acres, \$58,000.00 (9-10-20)

PJ Global Holdings Inc to Arcpe 3 LLC, Lot 51 in Bobtown, \$23,876.00 (9-10-20)

FRANKLIN TOWNSHIP

Eric G. Boris by TCB, et ux., to Tyler Tanner, Tax Claim, .310 Acre, \$26,720.90 (9-8-20)

Douglas A. Scott, et ux., to EQM Gathering OPCO LLC, R/W, 77.84 Acres, \$30,000.00 (9-10-20)

GILMORE TOWNSHIP

Robert G. Tennant to Three Rivers Royalty II LLC, 157.4 Acres, O&G, \$12,542.79 (9-9-20)

Charles R. Wise, et ux., to William L. Crawford, et al., Lots 4-6, \$35,000.00 (9-10-20)

JEFFERSON BOROUGH

Samuel D. Smith by TCB, et ux., to Next Home Property Management LLC, Tax Claim, .330 Acre, \$37,149.50 (9-8-20)

JEFFERSON TOWNSHIP

Darlene Maley to Samuel L. Richter, et ux., .13 Acre, \$1,300.00 (9-4-20)

Terry L. Broadwater, et ux., to William C. Birks, 76.647 Acres, \$125,000.00 (9-10-20)

MORGAN TOWNSHIP

Mary A. McDonald by TCB, et ux., to Clyde Theodore Bice, II, Tax Claim, .130 Acre, \$50,595.90 (9-8-20)

MORRIS TOWNSHIP

Joseph Dan Kita by TCB, et ux., to Michael G. Wassil, Tax Claim, .290 Acre, \$14,974.40 (9-8-20)

PERRY TOWNSHIP

Gary G. Wade, et ux., to Kathy Roman Roy, .689 Acre, \$55,000.00 (9-4-20)

RICES LANDING BOROUGH

John E. Dukate, et al., to Bryan Balschmitter, 2 Lots, \$129,900.00 (9-10-20)

The Greene Reports

4-----9/10/20-----

RICHHILL TOWNSHIP

Patrick Larkin Lancaster, et ux., to Beta Energy Partners LLC, 26.458 Acres, O&G, \$17,859.15 (9-4-20)

Martha Lancaster to Beta Energy Partners LLC, 206.158 Acres, O&G, \$56,346.65 (9-4-20)

SPRINGHILL TOWNSHIP

Amy J. Hand, et ux., to Par City Holdings II LP, 140 Acres, O&G, \$3,500.00 (9-10-20)

WAYNESBURG BOROUGH

William J. Shultz, et ux., to John H. Higgins, et ux., .062 Acre, \$35,000.00 (9-4-20)

Sarah M. Rush by TCB, et ux., to Edward Gaskill, et ux., Tax Claim, .050 Acre, \$54,855.20 (9-8-20)

WHITELEY TOWNSHIP

William Gary Moore to Three Rivers Royalty II LLC, 98.525 Acres, O&G, \$24,631.24 (9-9-20)

Susan C. Reese to Three Rivers Royalty II LLC, 98.525 Acres, O&G, \$24,631.24 (9-9-20)

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

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

SECOND PUBLICATION

COX, DOLORES E.

Late of Carmichaels, Greene County, Pennsylvania

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

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

The Greene Reports

-----9/10/20-----5

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

THIRD PUBLICATION

JARRELL, NANCY JANE

Late of Perry Township, Greene County, Pennsylvania

Administrator: Rick Jarrell, 417 Elk Creek Road, Idaho City, ID 83631

Attorney: Timothy N. Logan, Esquire, 54 N. Richhill 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

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

FICTITIOUS NAME NOTICE

Notice is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S., Sec. 311), that a certificate was filed in the office of the Secretary of the Commonwealth of Pennsylvania, at Harrisburg, on the 1st day of July, 2020 for the conduct of business in Greene County, Pennsylvania, under the assumed or fictitious name, style or

The Greene Reports

~~6-----9/10/20-----~~

designation of Keystone Woodland & Field, with its principal place of business at 127 Valley View Road, Jefferson, PA 15344-4019. The names and address of all persons, owning or interested in said business are: **Rebecca Trigger, 127 Valley View Rd., Jefferson, PA 15344-4019.**