

# 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. 69**

**January 16, 2020**

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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.:  
January 20 and 22, 2020

## CRIMINAL

Arraignments: January 21, 2020  
ARDs: February 10, 2020  
ARD Revocations: February 10, 2020  
Parole Violations: January 21, 2020  
Plea Court: February 11 and 12, 2020  
License Suspension Appeals: February 18, 2020  
Argument Court: January 27, 2020

## ORPHANS

Accounts Nisi: January 6, 2020  
Accounts Absolute: January 17, 2020

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: April 20-24, 2020  
Convenes in Pgh.: February 17-21, 2020  
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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## 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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## ARGUMENTS

Argument Court: February 11, 2020

## CIVIL

Domestic Relations Contempts: January 27, 2020  
Domestic Relations Appeals: January 27, 2020

## JUVENILE

Plea Day: February 20, 2020

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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

Wade Blackmon to Pikewood Energy Corporation, Tracts, O&G, \$1,500.00 (1-10-20)  
Tammy Marie Enochs to Bluejay Acquisition Partners LP, 19.38 Acres, O&G, \$610.00 (1-10-20)  
Kristy Lynn Roberts to Bluejay Acquisition Partners LP, 19.38 Acres, O&G, \$610.00 (1-10-20)

### CUMBERLAND TOWNSHIP

Ashley M. Phillips, et al., to Dennis C. Sebulsky, et ux., 2 Tracts, \$140,000.00 (1-14-20)  
Andrew Menhart by TCB, et al., to Robert Delansky, .100 Acre, \$2,530.52 (1-16-20)

### DUNKARD TOWNSHIP

Karen L. Stevenson to Matthew Kinkus, 2 Tracts, \$103,900.00 (1-15-20)

### FRANKLIN TOWNSHIP

Lee M. Byran, et ux., to John D. Sollon, Jr., et ux., 2 Tracts, \$160,000.00 (1-14-20)  
Disabled American Vets GR CO Chapter 123, et al., to Garet Venie Bennett, 2 Tracts, \$20,000.00 (1-16-20)

### FRANKLIN AND WHITELEY TOWNSHIPS

Birdie Associates LP to Three Rivers Royalty LLC, et al., 194.5 Acres, O&G, \$1,067,916.60 (1-13-20)

### FREEPORT TOWNSHIP

Alease Goe to Keystone Buckeye Energy Holdings LLC, et al., 65.40 Acres, O&G, \$4,000.00 (1-16-20)

Lee Ann Gump to Keystone Buckeye Energy Holdings LLC, et al., 65.40 Acres, O&G, \$4,000.00 (1-16-20)

### JACKSON TOWNSHIP

Jodi L. Gilbert to Three Rivers Royalty LLC, 17 Acres, O&G, \$95,000.00 (1-13-20)

### JEFFERSON TOWNSHIP

Cameron R. Broadwater, et ux., to Travis L. Moore, et ux., Lot, \$145,000.00 (1-16-20)  
Amy Jordan by TCB, et al., to Wayne J. Capozza, .090 Acre, \$940.11 (1-16-20)  
Mary Palone by TCB, et al., to Jason D. Phillips, et ux., .110 Acre, \$512.45 (1-16-20)  
Amy Jordan by TCB, et al., to Wayne J. Capozza, .090 Acre, \$971.20 (1-16-20)  
Amy Jordan by TCB, et al., to Wayne J. Capozza, .090 Acre, \$971.20 (1-16-20)  
Mary Palone by TCB, et al., to Jason D. Phillips, et ux., .110 Acre, \$519.47 (1-16-20)  
Mary Palone by TCB, et al., to Jason D. Phillips, et ux., .110 Acre, \$512.45 (1-16-20)  
Mary Palone by TCB, et al., to Jason D. Phillips, et ux., .110 Acre, \$479.47 (1-16-20)

### MORGAN TOWNSHIP

Charles A. Filbey to Charles A. Filbey, et ux., Lot 433 in Mather, \$39,893.00 (1-13-20)  
William A. Davis by TCB, et al., to Jessica Celaschi, 14.730 Acres, \$5,353.83 (1-16-20)

### RICES LANDING BOROUGH

Richard F. Hovanec, et ux., to John W. Hardin, Sr., 1.5 Acres, \$5,000.00 (1-13-20)

### RICHHILL TOWNSHIP

Michael Eugene Morris, et ux., to Three Rivers Royalty LLC, 245.37 Acres, O&G, \$36,890.62 (1-13-20)

### WAYNESBURG BOROUGH

Ferdinand A. Dolfi, Jr., et ux., to Christian Randolph, Lot, \$71,500.00 (1-14-20)  
Jeffrey S. Smith, et ux., to Michael Herrington, Lot, \$5,000.00 (1-15-20)

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Cody L. Black to Carin L. Camp, 2 Lots, \$69,900.00 (1-16-20)

## WHITELEY TOWNSHIP

Gregory A. Klements,, et al., to DEL-SKY, 22.530 Acres, \$22,000.00 (1-16-20)

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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

CLARCHICK, JOHN R.

Late of Cumberland Township, Greene County, Pennsylvania

Executor: Michael J. Clarchick, c/o Chambers & Pratt, PC, 223 East High Street,

Waynesburg, PA 15370

Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370

JOHNSON, CHARLOTTE, S.

Late of Waynesburg, Greene County, Pennsylvania

Executrix: Sharon Kiger, c/o Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,

Waynesburg, PA 15370

Attorney: Cheryl Catherine Cowen, 769 Lippencott Road, Waynesburg, PA 15370

LEWIS, JAMES H. SR.

Late of Waynesburg, Greene County, Pennsylvania

Administrator: Timothy M. Ross, Esquire, P.O. Box 133, Waynesburg, PA 15370

Attorney: Timothy M. Ross, Esquire, P.O. Box 133, Waynesburg, PA 15370

PHILLIPS, BONNIE JO

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: Robin L. Emerson, c/o Chambers & Pratt, PC, 223 East High Street,

Waynesburg, PA 15370

Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370

### SECOND PUBLICATION

SHULTZ, DONALD R.

Late of Franklin Township, Greene County, Pennsylvania

Executrix: Jane Henderson, 1144 Porter Street, Waynesburg, PA 15370

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

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### THIRD PUBLICATION

ADAMSON, DUANE E.

Late of Morgan Township, Greene County, Pennsylvania

Executor: James Adamson, 1000 Jefferson Road, Waynesburg, PA 15370

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370

PRUNTY, ANGELA C.

Late of Perry Township, Greene County, Pennsylvania

Executor: Steven R. Curfman, 265 Hackelbender Run, Mt. Morris, PA 15349

Attorney: None

WARNER, LEWIS N.

Late of Monongahela Township, Greene County, Pennsylvania

Co-Executrices: Lisa Main, 77 N. Porter Street, Waynesburg, PA 15370 and Victoria Moore, 855 Oak Forest Road, Brave, PA 15316

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370