

# 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. 35**

**April 22, 2021**

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Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

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

## MOTIONS

Criminal & Civil & O.C.:  
April 26 and 28, 2021

## CRIMINAL

Arraignments: April 26, 2021  
ARDs: May 10, 2021  
ARD Revocations: May 10, 2021  
Parole Violations: April 26, 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.: May 25-26, 2021  
Convenes in Pgh.: May 10-14, 2021

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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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: May 12, 2021

## CIVIL

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

## JUVENILE

Plea Day: May 20, 2021

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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

Frank J. Hays to Howard Secher, 27 Acres, \$55,000.00 (4-15-21)  
Athena Mathis A/K/A Athena Sommer Mathis to Three Rivers Royalty II LLC, 133.57 Acres, O&G, \$203,137.74 (4-20-21)

### CUMBERLAND TOWNSHIP

Josephine Osborne Estate, et al., to Nathen Todd, Lots, \$101,000.00 (4-15-21)

### DUNKARD TOWNSHIP

Robert B. Perry, et ux., to Michael Franks, Lots 9-10 in Delansky Plan, \$800.00 (4-14-21)  
Douglas Edwards to Tina L. Murphy, et ux., 3 Tracts, \$80,000.00 (4-19-21)

### FRANKLIN TOWNSHIP

James Donovan Roberts Estate A/K/A Don Roberts Estate, et ux., to Lightning Properties LLC, Lot 168 in West Waynesburg, \$32,000.00 (4-14-21)

Stephen J. Blasco, III, et ux., to Drew D. Schauble, 3.027 Acres, \$548,499.00 (4-15-21)  
H. William Deweese to Rebecca Tharp, Tract, \$200,000.00 (4-16-21)

Donley Paul Blaker by Atty-In-Fact, et ux., to Three Rivers Royalty II LLC, 23.4 Acres, O&G, \$69,030.00 (4-20-21)

### GREENE TOWNSHIP

Clare Franklin Bargerstock Estate A/K/A Clare F. Bargerstock Estate, et ux., to Daniel A. Dunkle, 3 Tracts, \$325,000.00 (4-16-21)

### JEFFERSON BOROUGH

Gary L. Ealy, et ux., to Frank Douglas Smouse, et ux., Lot 23, \$159,000.00 (4-14-21)  
Taylor L. Bosworth A/K/A Taylor L. Gregory, et ux., to Chelsea B. Dean, Lot, \$95,000.00 (4-20-21)

### JEFFERSON TOWNSHIP

David P. Alan, et ux., to Matthew Cross, et ux., Tracts, \$435,000.00 (4-16-21)  
PNC Bank N A to Lois Rahuba, et ux., Lot, \$220,000.00 (4-16-21)

### PERRY TOWNSHIP

Joann Herrington, et ux., to John R. Adams, et ux., Lot, \$40,000.00 (4-15-21)  
Beta Energy Partners LLC to Three Rivers Royalty II LLC, 90.847 Acres, O&G, \$88,008.08 (4-20-21)

### RICHHILL TOWNSHIP

Roger C. Weekly, et al., to CNX Midstream DEVCO I LP, R/W, 140.37 Acres, \$24,000.00 (4-15-21)

Dennis Gary Hughes, et ux., to Three Rivers Royalty II LLC, 135 Acres, O&G, \$128,499.40 (4-20-21)

### SPRINGHILL TOWNSHIP

Carolyn Sue Whiteaker, et ux., to Pikewood Energy Corporation, 5 Tracts, O&G, \$1,927.80 (4-20-21)

Philip Waggoner to Pikewood Energy Corporation, 5 Tracts, O&G, \$1,927.80 (4-20-21)  
Cheryl A. Zorko, et ux., to Pikewood Energy Corporation, 5 Tracts, O&G, \$1,927.80 (4-20-21)

### SPRINGHILL AND FREEPORT TOWNSHIPS

Lisa Mace to Phive Starr Properties LP, 421.55 Acres, O&G, \$500.00 (4-16-21)  
Cindy Thorne to Phive Starr Properties LP, 421.55 Acres, O&G, \$500.00 (4-16-21)  
Donald Tustin to Phive Starr Properties LP, 421.55 Acres, O&G, \$500.00 (4-16-21)

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Linda Neely to Phive Starr Properties LP, 421.55 Acres, O&G, \$2,992.80 (4-16-21)  
 Kitty Long to Phive Starr Properties LP, 421.55 Acres, O&G, \$2,992.80 (4-16-21)  
 Angela Nilson to Phive Starr Properties LP, 421.55 Acres, O&G, \$1,496.40 (4-16-21)  
 Elaine K. Schmitt to Phive Starr Properties LP, 421.55 Acres, O&G, \$5,617.98 (4-16-21)  
 Peter McMullin to Phive Starr Properties LP, 421.55 Acres, O&G, \$60,000.00 (4-16-21)  
 Michael J. Lyle, et ux., to Phive Starr Properties LP, 421.55 Acres, O&G, \$6,184.00 (4-19-21)  
 Ronald H. Lyle, Jr., to Phive Starr Properties LP, 421.55 Acres, O&G, \$11,880.00 (4-19-21)  
 John Butcher to Phive Starr Properties LP, 421.55 Acres, O&G, \$5,360.00 (4-19-21)  
 Mary Katherine Seese to Phive Starr Properties LP, 421.55 Acres, O&G, \$5,360.00 (4-19-21)  
 Judy L. Merritt to Phive Starr Properties LP, 421.55 Acres, O&G, \$1,800.00 (4-19-21)  
 Linda Butcher to Phive Starr Properties LP, 421.55 Acres, O&G, \$612.00 (4-19-21)

## WAYNESBURG BOROUGH

James Donovan Roberts Estate A/K/A Don Roberts Estate, et ux., to Lightning Properties LLC,  
 Lot, \$21,000.00 (4-14-21)

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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

COLE, ROBERT WOODROW, JR., A/K/A ROBERT WOODROW COLE A/K/A ROBERT W. COLE

Late of Center Township, Greene County, Pennsylvania  
 Administrator: J. William Hook, 189 West High Street, P.O. Box 792, Waynesburg, PA 15370  
 Attorney: J. William Hook, Esquire, 189 West High Street, P.O. Box 792, Waynesburg, PA 15370

GLIDDEN, VIRGINIA ROBERTS A/K/A VIRGINIA A. GLIDDEN

Late of Waynesburg, Greene County, Pennsylvania  
 Executrix: Wayne H. Glidden, 590 Route 30, Imperial, PA 15126  
 Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

POLING, THOMAS

Late of Perry Township, Greene County, Pennsylvania  
 Administrator: Terri Poling, 158 Bunner Hill Road, Mt. Morris, PA 15349  
 Attorney: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

WHITLATCH, DEBRA

Late of Richhill Township, Greene County, Pennsylvania  
 Executrix: Teresa K. Hunt, 109 Sawmill Road, Waynesburg, PA 15370  
 Attorney: J. William Hook, Esquire, P.O. Box 792, 189 West High Street, Waynesburg, PA 15370

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## SECOND 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

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

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## NOTICE

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### 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](mailto:jharrison@co.greene.pa.us) or [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.

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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

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## FIRST AND FINAL ACCOUNTS

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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