

# 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. 42

July 11, 2019

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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 Farley Toothman, President Judge  
Honorable Louis Dayich, Judge

## MOTIONS

Criminal & Civil & O.C.:  
July 15, July 17 & July 19, 2019

## CRIMINAL

Arraignments: July 15, 2019  
ARDs: August 12, 2019  
ARD Revocations: August 12, 2019  
Parole Violations: July 15, 2019  
Plea Court: August 13 and 14, 2019  
License Suspension Appeals: August 19, 2019  
Argument Court: July 22, 2019

## ORPHANS

Accounts Nisi: August 5, 2019  
Accounts Absolute: August 16, 2019

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

Convenes in Pgh.: October 15-18, 2019  
Convenes in Pgh.: July 29 – August 2, 2019  
Convenes in Pgh.: October 2-4, 2019

## ARGUMENTS

Argument Court: July 14, 2019

## CIVIL

Domestic Relations Contempts:  
July 22, 2019  
Domestic Relations Appeals  
July 22, 2019

## JUVENILE

Plea Day: July 18, 2019

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
Editor: Kayla M. Sammons  
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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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# The Greene Reports

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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.

### CUMBERLAND TOWNSHIP

Ryan A. Gillogly, et ux., to Michael A. Cardella, et ux., 14.890 acres, \$399,000.00 (7-9-19)  
Sharon I. Hathaway-Lockart to Chevron Appalachia LLC, 94.852 acres, O&G, \$379,408.00 (7-9-19)

Secretary of Housing & Urban Development to Joseph A. Woodring, 2 Tracts, \$80,155.00 (7-10-19)

Tammy Kennedy to Harry J. Gillispie, Lot in Revised Hamilton Plan, \$116,000.00 (7-10-19)

### FRANKLIN TOWNSHIP

Michael D. Tarr, et ux., to Jonathan J. Hout, et ux., Tract, \$157,500.00 (7-5-19)  
Justin L. Bedilion to Gregory J. Jackson, Lots 18-19 Oak Ridge Plan, \$96,000.00 (7-9-19)  
Richard A. Pultorak, Jr., et ux., to EQM Gathering OPCO LLC, R/W, \$4,400.00 (7-10-19)

### FREEPORT TOWNSHIP

Kenneth E. Kirby, et al., to Aaron King, Timber Agreement, \$2,000.00 (7-11-19)

### GILMORE TOWNSHIP

Alan W. Cole, et ux., to Earl Shankel, et ux., 2 Tracts, \$73,000.00 (7-8-19)  
Double H Ranch LP to Monongalia County Coal Company, et al., Tracts, \$1,250,000.00 (7-11-19)

### GREENSBORO BOROUGH

Eugene M. Vrabel, et ux., to Melinda Balogh, Lot, \$34,678.00 (7-10-19)

### JACKSON TOWNSHIP

Mary Lou Mitchell to AMP IV LP, 29.8725 acres O&G, \$231,190.58 (7-5-19)

### MONONGAHELA TOWNSHIP

Mary M. Hughes, et al., to Philip S. Churilla, et al., .20735 acre, \$95,000.00 (7-9-19)  
Alexis Puher to Craig H. Williams, et ux., Lots 1-3 in Mabel Plan, \$19,000.00 (7-10-19)  
Edward W. Debolt, et al., to Brian Meadows, et ux., Lot 17 in Parcel B Plan, \$1,000.00 (7-11-19)

### PERRY TOWNSHIP

Stephanie Lynn Smith to Pikewood Energy Corporation, 139.944 acres O&G, \$38,870.00 (7-11-19)

John Michael Smith, et ux., to Pikewood Energy Corporation, 139.944 acres O&G, \$9,718.00 (7-11-19)

Jay W. Smith, et ux., to Pikewood Energy Corporation, 139.944 acres O&G, \$9,718.00 (7-11-19)

### RICES LANDING BOROUGH

Lori Gialone, et ux., to Michael Todd McClintock, et ux., Lot 1 Miller Heights Plan, \$205,000.00 (7-8-19)

### WASHINGTON AND GILMORE TOWNSHIPS

Cathy Lou Patterson, et al., to Patterson Farms LLC, Tracts, \$152,878.00 (7-5-19)

### WAYNESBURG BOROUGH

James A. Saska, et ux., to Trakken Properties LLC, Lot, \$57,000.00 (7-8-19)  
Mark Christner, et ux., to Daniel Welsh, et ux., Lot, \$223,000.00 (7-10-19)  
James D. Weinschenker, et ux., to Holly Jo Evans, Lot, \$138,900.00 (7-11-19)

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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

BUDAY, ROSE

Late of Rices Landing, Greene County, Pennsylvania
Executrix: Nicholas Buday, 364 Carmichaels Street, Rices Landing, PA 15357
Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

SECOND PUBLICATION

BLACK, RALPH D., a/k/a, RALPH BLACK

Late of Morgan Township, Greene County, Pennsylvania
Executrix: Edward L. Black, 1756 Horshoe Farm Road, Lousia, VA 23093
Attorney: Daniel P. Gustine, Esquire, Peacock Keller, LLP, 70 East Beau Street, Washington, PA 15301

CYBAK, JOSEPH, JR.

Late of Cumberland Township, Greene County, Pennsylvania
Co-Executor/Executrix: James & Barbara Riggi, 409 West Greene Street, Carmichaels, PA 15320
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

HOUSEHOLDER, HELEN L.

Late of Center Township, Greene County, Pennsylvania
Co-Executors: P. Elaine Householder, 1119 Mohawk Road., McDonald, PA 15057 and Dennis J. Householder, 435 Jacob Run Road, Holbrook, PA 15341
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

SHRIVER, ERMA JUNE

Late of Morgan Township, Greene County, Pennsylvania
Executrix: Patricia M. Stout, 105 Lippencott Road, Waynesburg, PA 15370
Attorney: Kirk King, Esquire, 77 S. Washington Street, Waynesburg, PA 15370

HEADLEE, PATRICIA M.

Late of Franklin Township, Greene County, Pennsylvania
Executor: Donald H. Headlee, c/o Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370

Attorney: Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370

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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 August 5, 2019 FOR NISI CONFIRMATION AND ON August 16, 2019 FOR FINAL CONFIRMATION.

The First & Final Account of Vicki Harter, Administratrix of the Estate of Ashley Marie Harter, Deceased, late of Waynesburg, Greene County, PA

Attorney: Scott B. Horowitz, Esquire
Welch, Gold, Siegel & Fiffik PC
428 Forbes Avenue, Suite 1240
Pittsburgh, PA 15219

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LEGAL NOTICE

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NOTICE OF ACTION TO QUIET TITLE

In accordance with Pennsylvania Rule of Civil Procedure 1066, Dominick J. Barbeta of Greene County, Pennsylvania states:

A Complaint to Quiet Title was filed on or about May 7, 2019 at AD-343-2019 in connection with properties known as Tax ID Nos. 17/05/159, 17/05/159/F, 17/05/142 against Cleveland-Cliffs Coal Company and Stelco Coal Company and any unknown persons, their heirs and assigns and any other person claiming interest in the property. As per Order of Court dated June 5, 2019 all further services of legal process in connection with this matter shall be effectuated upon Defendants by publication.

Any questions concerning the above-captioned action are to be addressed to:

MAKEL & ASSOCIATES, LLC
Dennis M. Makel, Esquire
98 East Maiden Street
Washington, PA 15301
(724) 222-7639