

The Greene Reports

Official Legal Publication for Greene County, Pennsylvania
Owned and operated by Greene County Bar Association
Greene County Courthouse, Waynesburg, PA 15370

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June 23, 2022



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Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

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Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
June 27 and June 29, 2022

CRIMINAL

Arraignments: June 27, 2022
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ARD Revocations: July 11, 2022
Parole Violations: June 27, 2022
Plea Court: July 12-14, 2022
License Suspension Appeals: July 20, 2022
Argument Court: June 27, 2022

ORPHANS

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COMMONWEALTH COURT

Convenes in Pgh.: October 24-28, 2022
Convenes in Pgh.: August 2-3, 2022
Convenes in Pgh.: October 11-14, 2022

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CIVIL

Domestic Relations Contempts: June 27,
2022
Domestic Relations Appeals: June 27,
2022

JUVENILE

Plea Day: July 21, 2022

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Kayla M. Sammons
E-mail address: editor.greene-reports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christopher M. Simms, President
Timothy M. Ross, Vice-President
Allen J. Koslovsky, Secretary
Blake Birchmeier, Treasurer
Jessica L. Phillips, Ex-Officio

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DEED TRANSFERS

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

ALEPPO, CENTER, DUNKARD, FRANKLIN, FREEPORT, GILMORE, GRAY, GREENE, JACKSON, JEFFERSON, MONONGAHELA, MORGAN, MORRIS, PERRY, RICHHILL, SPRINGHILL, WAYNE, WASHINGTON, AND WHITELEY TOWNSHIPS

Three Rivers Royalty LLC to Whitehawk Income Marcellus LLC, Minerals, \$10,633,000.00 (6-21-22)

Three Rivers Royalty LLC to Whitehawk Income Marcellus LLC, Minerals, \$9,688,000.00 (6-21-22)

Three Rivers Royalty LLC to Whitehawk Marcellus LLC, Minerals, \$6,414,000.00 (6-21-22)

CENTER TOWNSHIP

Cerar Family Primary Residence Protector TR, et al., to Jacob D. Main, et al., 2 Tracts, \$335,000.00 (6-15-22)

CUMBERLAND TOWNSHIP

Mary L. Kreny by POA, et ux., to Brian Carl Machesky, .5234 Acre, \$160,000.00 (6-15-22)
Kiana Utt to Timothy Roger Shook, Lot 13 in Nemaocolin Plan, \$5,000.00 (6-16-22)

DUNKARD TOWNSHIP

Kevin D. Robinson, et ux., to Equity Point Real Estate LLC, Lot 227, Bobtown Plan, \$50,000.00 (6-17-22)

FRANKLIN TOWNSHIP

Aletom LLC to BSP Properties LLC, 2 Tracts, \$349,900.00 (6-15-22)

John C. McNay, et ux., to Sheridan H. Eminson, et ux., Lot, \$150,000.00 (6-17-22)

John C. McNay, et ux., to Patricia S. Blue, et ux., Lot, \$150,000.00 (6-17-22)

Judy A. Bedilion, et al., to New Leaf Property Development LLC, 2 Tracts, \$25,000.00 (6-21-22)

FREEPORT TOWNSHIP

Evelyn R. Wise A/K/A Evelyn Ruth Wise to Kacey H. Tusing, 3 Tracts, \$30,000.00 (6-15-22)

JACKSON TOWNSHIP

Joyce P. Ledford, et ux., to EQT Production Company, 85.64 Acres, O&G, \$1,052.55 (6-21-22)

William A. Patton, et ux., to EQT Production Company, 85.64 Acres, \$1,052.55 (6-21-22)

Susan Gates Kraska A/K/A Susan E. Gates to EQT Production Company, 80.894 Acres, O&G, \$433.85 (6-21-22)

JEFFERSON TOWNSHIP

Randall D. Agnew, et ux., to Stephen C. Rogers, 3.7027 Acres, \$40,000.00 (6-16-22)

Andrew John Regish, et al., to Marsha S. Ruttman, et ux., Lots 16-20, Revised Hatfield Plan, \$155,000.00 (6-17-22)

MORGAN TOWNSHIP

Sean C. Weir, et ux., to Patrick Ehrin, Lot 4, Wolf Subdivision, \$400,000.00 (6-21-22)

MORRIS TOWNSHIP

Joseph V. Pierson, et ux., to EQT Production Company, 110.19 Acres, O&G, \$2,031.07 (6-21-22)

Mary Anne Polster to EQT Production Company, 110.19 Acres, O&G, \$2,031.07 (6-21-22)

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PERRY TOWNSHIP

Ellen L. Trout, et al., to Single Track Sawing LLC, 18.778 Acres, \$85,000.00 (6-16-22)
New Leaf Property Development LLC to Melissa B. Payton, et ux., Lot, \$30,000.00 (6-16-22)
Carolyn Ann Levanduski, et ux., to The Mineral Company, et ux., 75.6770 Acres, O&G,
\$75,676.99 (6-21-22)

SPRINGHILL TOWNSHIP

Linda K. McCord to EQT Production Company, 47.206 Acres, O&G, \$1,889.26 (6-21-22)
James Keating, et ux., to The Mineral Company, et ux., 25.5937 Acres, O&G, \$17,815.62 (6-21-22)
John R. Keating, et ux., to The Mineral Company, et ux., 25.5937 Acres, O&G, \$17,815.62 (6-21-22)

WAYNESBURG BOROUGH

NYM LLC to NYM Irrevocable Trust, et ux., Lots, \$524,688.00 (6-15-22)
Anna Louise Cree Estate A/K/A Anna Louise Cree-Patterson Estate, et ux., to Zebulun McNett,
Lot, Sayers Addition, \$35,000.00 (6-16-22)
Clarence W. Ely, et ux., to Waynesburg University, Lot, \$195,000.00 (6-21-22)
Richard L. Waddel, et ux., to Sarah A. Shirley, et ux., Lot 21, Illig Addition, \$165,000.00 (6-21-22)

WHITELEY TOWNSHIP

Michael R. Black, et ux., to The Mineral Company, et ux., 2.0320 Acres, O&G, \$20,320.00 (6-21-22)

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

NADER, GEORGE J., JR.
Late of Franklin Township, Greene County, Pennsylvania
Executor: Ross Kalsey, 238 West High Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

PETTIT, MARGARET P.
Late of Perry Township, Greene County, Pennsylvania
Executrix: Clara Lou Eddy, 847 Buckeye Road, Core, WV 26541
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

CORBETT, JOY L.
Late of Morgan Township, Greene County, Pennsylvania
Executor: David R. Corbett, P.O. Box 74, Mather, PA 15346
Attorney: Ray Bitar, Esquire, New Kensington, PA 15068

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THIRD PUBLICATION

BEHM, ANNA CATHERINE A/K/A ANNA C. BEHM
Late of Richhill Township, Greene County, Pennsylvania
Executor: James A. Behm, 502 Washington Avenue, Glen Dale, WV 26038
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

DUNNING, DOROTHY C.
Late of Perry Township, Greene County, Pennsylvania
Executrix: Carolyn Covalt, 406 1/2 W. Markham Ave., Durham, NC 27701
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

GASHIE, WYNONA MARIE A/K/A WYNONA M. GASHIE
Late of Monongahela Township, Greene County, Pennsylvania
Executor: John A. Gashie, P.O. Box 46 Greensboro, PA 15338
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

STROPE, ANNETTE MAY
Late of Franklin Township, Greene County, Pennsylvania
Administrator: Michelle Conaway, 105 4th Street, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

WILLIAMS, DENNIS N.
Late of Franklin Township, Greene County, Pennsylvania
Executrix: Martha B. Williams, 218 W. Greene Street, Apt. E, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

LEGAL NOTICE

GRANT RINKHOFF and CLINT RINKHOFF, Plaintiffs, : **IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY, PENNSYLVANIA**
Vs. : **CIVIL ACTION – LAW**

BRYCE RINKHOFF and RINKHOFF AGRICULTURAL ENTERPRISES, LLC, Defendants. : **NO. 982 of 2022, G.D.**

NOTICE TO DEFENDANT, BRYCE RINKHOFF

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You have been named as a defendant in a civil action instituted by plaintiffs, Grant Rinkhoff and Clint Rinkhoff, against you in this Court. Plaintiffs allege in the Complaint directing defendant, Bryce Rinkhoff, to immediately cease any and all action on behalf of the Rinkhoff Agricultural Enterprises, LLC, and prevent defendant from contacting third parties as a member/manager of the Rinkhoff Agricultural Enterprises, LLC, and such other relief as the Court deems just and proper.

The service of this Complaint by publication is made pursuant to an Order of Court dated June 21, 2022 and filed at the above term and number.

You are hereby notified to plead to the Complaint in this action of which the above is a brief summary within twenty (20) days from today.

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by an attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

PENNSYLVANIA LAWYER REFERRAL SERVICE

PENNSYLVANIA BAR ASSOCIATION

100 SOUTH STREET

P.O. BOX 186

HARRISBURG, PA 17108

PHONE: 1-800-692-7375

By: David D. Tamasy, Esquire
Watson Mundoff, LLP
720 Vanderbilt Road
Connellsville, PA 15425
Phone: 724-626-8882

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LEGAL NOTICE

NOTICE OF JUDICIAL SALE

Greene County Tax Claim Bureau

Pursuant to the Pennsylvania Real Estate Tax Sale Law, Act of 1947, P.L. 1368, No. 542, as amended and by order of the Court of Common Pleas of the County of Greene, at No. 2021-58, for purposes as set forth in Section 612 of the Pennsylvania Real Estate Tax Sale Law (72 P.S. 5860.612 et al), notice is hereby given that the following properties listed shall be sold by the Tax Claim Bureau of Greene County on

MONDAY, the TWENTY FIFTH day of JULY, 2022, at 8:30

AM

Greene County Fairgrounds

107 Fairgrounds Road

Waynesburg, PA 15370

freed and cleared of all tax and municipal claims, liens, mortgages, charges and estates, excepting state and federal liens and excepting separately taxed ground rents, to the highest bidder at or above the amount as set by the Court and to the extent that such tax and municipal claims, liens, mortgages, charges and estates can be properly discharged.

All properties to be sold were previously exposed to an Upset Sale on: September 15, 2021.

All properties to be sold were previously advertised in the Observer-Reporter, Greene County Messenger, & The Greene County Reports on one of the following dates: July 29, 2021, & July 30, 2021.

Notice is hereby given that the properties described on the sale list will be sold by the Greene County Tax Claim Bureau for non-payment of delinquent taxes, filed against such properties in the dockets of said Tax Claim Bureau under the provisions of the Real Estate Tax Sale Law, Act of July 7, 1947, P.L. 1368, No. 542 (72 P.S. 5860-101, et seq.) and the amendments and supplements thereto. The sale will be held at Greene County Fairgrounds, 107 Fairgrounds Road, Waynesburg, Pa. The sale will commence on MONDAY, JULY 25, 2022, AT 8:30 AM prevailing time and will continue until such time that all properties have been exposed for sale by public bidding.

Terms of the Sale: The following are our terms of sale. By registering to bid, you are agreeing to ALL of the following terms of sale in the event your bid is successful:

1. Pursuant to 72 P.S. Section 5931, all sales by the Tax Claim Bureau are subject to the rule of CAVEAT EMPTOR. In every case, the property is offered for sale by the Bureau without GUARANTY OR WARRANTY WHATSOEVER, whether as to existence, correctness of ownership, size, boundaries, location, structures or lack of structures upon the land, liens, title or any matter or thing whatsoever.
2. Registration will take place before the sale, concluding on Friday, July 15, 2022 at 4:00 PM at the Greene County Tax Claim Office located at 93 East

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High St., Waynesburg, PA 15370. A non-refundable, \$10.00 deposit (cash only) will be required to be made by each registering bidder at the time of sale registration. Proof of identification in the form of a driver's license or other government-issued photo identification MUST be presented at the time of registration for bidders. A notarized Affidavit of Bidder as well as any Affidavits of Non-Bidding Potential Owners must be completed as part of the registration for the sale. Each registrant will be provided an auction/bid number before the tax sale on July 25, 2022. If you are registering as a business, corporation, or LLC, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. The registration forms are available for download on the Greene County website. All registrations must be received and submitted completely by 4:00 PM on July 15, 2022. There will be NO REGISTRATION on the DAY OF THE SALE.

3. Upon conclusion of the auction, the full purchase price of each property must be paid for in the form of cash, money order, bank certified funds. NO personal or personal business checks will be accepted. All sales are FINAL. Failure to pay bids MAY lead to further action against the bidder, including, but not limited to, an action for specific performance, forfeiture of any deposits or payments made on other properties bid on, disqualification from this sale and future sales, and/or further sanctions as may be imposed by the Court and/or the Greene County Tax Claim Bureau. THE PURCHASE PRICE IS TO BE PAID AT THE TAX CLAIM OFFICE, 93 EAST HIGH STREET, WAYNESBURG, PA 15370 BY 3:00 PM ON THE DAY OF THE SALE, JULY 25, 2022.
4. No individual may bid upon any property unless properly registered PRIOR to the commencement of the sale.
5. No individual may offer any bids either individually or as an agent for any other person or entity if he/she:
 - Owes any delinquent taxes/municipal claims to any school district, municipality or other taxing body located IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years
 - Has engaged or permitted an uncorrected or unresolved housing code violation, failed to maintain property in a reasonable manner such that the property posed a threat to health, safety or property, or permitted the use of property in an unsafe, illegal, or unsanitary manner such that the property posed a threat to health, safety, or property IN THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years
 - Has had landlord renting privileges revoked or suspended by any taxing jurisdiction located within THE COMMONWEALTH OF PENNSYLVANIA within the last 3 years

Any individual who is found to be in contravention of the above shall forfeit any registration fees, deposits or payments made on any properties bid upon,

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with any sums so deposited applied to outstanding tax liens, and shall be subject to further sanctions as may be imposed by the Court and/or the Greene County Tax Claim Bureau on behalf of Greene County and the taxing jurisdictions it serves. This term of sale is in addition to and not to be confused with the right to cure delinquencies as provided by RETSL. You may also be banned from registering from future tax sales in Greene County, Pennsylvania.

6. DEED RECORDING – title will be in the registered bidder's name and non-bidding potential owner's names ONLY (NO EXCEPTIONS). If a deed is to be recorded in the name of a trust, corporation, company, LLC etc., the registered bidder must disclose at the time of registration that he/she is bidding in such a capacity, and valid documentation supporting the existence of the trust, corporation, company or entity must be provided to the Tax Claim office before the deed can be properly prepared, subject to the following additional terms: (a) A property may be deeded to a trust, provided that proper documentation of a legally recognized trust is provided to the GCTCB. Said Trust/Corporation/Business/LLC (etc.)'s must be in existence prior to the sale and registered with the Internal Revenue Service. The Trust/Corporation/Business/LLC (etc.)'s EIN or Social Security Numbers must be provided and evident on the documents and for reporting purposes as required. As described in the terms of pre-registering for the sale, YOU MUST SUBMIT A COPY OF YOUR IRS FORM SS-4 FORM as well as LIST OF ALL NAMES, BUSINESS ADDRESSES, & PHONE NUMBERS FOR ALL MEMBERS, OFFICERS, MANAGERS, PARTNERS, AND/OR ANY OTHER PERSONS WITH ANY OWNERSHIP OR RIGHT. Under no circumstances will the GCTCB be considered to be the Grantor to or Settlor of a Trust. A named Trustee, Member, Officer, Manager, Partner, etc. MUST be designated as the Grantee, who shall hold legal title to the property on behalf of said business, trust, LLC, corporation, etc. (b) A property may be deeded into a corporate entity provided that said entity is registered with the appropriate Department of State, and documentation supporting said registration is provided to the GCTCB and verified. EIN numbers must be provided for reporting purposes. (c) All supporting documentation provided shall be subject to review and approval of the Director and Solicitor.
7. The address used within the certificate of residence on the deed will be the address given on the Bidder Registry registration form. If your municipality requires a P.O. Box, please provide the P.O. Box and the house number and street on the BIDDER REGISTRATION FORM.
8. Other terms will be announced at the time of the sale.

*****RECORD OWNERS SHALL NOT BE PERMITTED TO REDEEM PROPERTY AFTER THE SALE OF SAID PROPERTY*****

All properties exposed for sale at the Judicial Sale that are not sold will be transferred to the Greene County Repository for Unsold Properties. The Repository Auction will

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be advertised online along with the terms of the sale approximately one month prior to the sale.

Sue Ellen Kingan, Director of Greene County Tax Claim Department
Blane A. Black, Solicitor

A complete listing of individual properties being exposed for this sale can be viewed on Greene County's website by logging onto www.co.greene.pa.us – go to Departments, Tax Claim Bureau, Judicial Sale