

# 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. 87**

**May 21, 2020**

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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.:  
May 26 and 27, 2020

## CRIMINAL

Arraignments: May 26, 2020  
ARDs: June 8, 2020  
ARD Revocations: June 8, 2020  
Parole Violations: May 18, 2020  
Plea Court: June 9 and 10, 2020  
License Suspension Appeals: June 22, 2020  
Argument Court: May 26, 2020

## ORPHANS

Accounts Nisi: June 1, 2020  
Accounts Absolute: June 12, 2020

## SUPREME COURT SUPERIOR COURT COMMONWEALTH COURT

Convenes in Pgh.: June 2, 2020  
Convenes in Pgh.: June 9-10, 2020  
Convenes in Pgh.: October 13-16, 2020

## ARGUMENTS

Argument Court: June 16, 2020

## CIVIL

Domestic Relations Contempts: May 26, 2020  
Domestic Relations Appeals: May 26, 2020

## JUVENILE

Plea Day: June 18, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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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.

### ALEPPO, CENTER, CUMBERLAND, DUNKARD, FRANKLIN, FREEPORT, FREEPORT, GREENE & JACKSON TOWNSHIPS

VENRO LTD to V14 LP, Redetermination, Tracts, O&G, \$207,216.00 (5-15-20)

### ALEPPO, CUMBERLAND, DUNKARD, GREENE, JACKSON, JEFFERSON, SPRINGHILL & WAYNE TOWNSHIPS

VENRO to V14 LP, et ux., Redetermination, Tracts, O&G, \$143,650.00 (5-15-20)

### CARMICHAELS BOROUGH

Mary A. Henry, et ux., to Joshua A. Miller, .224 Acre, \$218,000.00 (5-21-20)

### CENTER TOWNSHIP

Ramona Petros to Pikewood Energy Corporation, 10.248 Acres, O&G, \$30,744.00 (5-21-20)

### FRANKLIN TOWNSHIP

Mildred A. Rohanna to Three Rivers Royalty LLC, 24.07 Acres, O&G, \$61,378.50 (5-19-20)  
James Barger, et ux., to Michael Gyurke, Unit 205, Site 2 in Huntington Woods, \$156,000.00 (5-20-20)

### FREEPORT TOWNSHIP

Paula Webster, AKA, Paula Deems, et ux., to Pikewood Energy Corporation, 11.0653 Acres, O&G, \$20,000.00 (5-21-20)

### MONONGAHELA TOWNSHIP

Greensboro DPP LLC to NC Land Lease LLC, Tract, \$1,412,447.00 (5-20-20)

### MONONGAHELA, MORRIS, PERRY, RICHHILL & SPRINGHILL TOWNSHIPS

Venro ltd TO v14 lp, Additional Tax, Redetermination, Tracts, O&G, \$180,828.00 (5-15-20)

### RICHHILL TOWNSHIP

Consol Pennsylvania Coal Co LLC to Terry L. Stevens, 33.6128 Acres, \$20,000.00 (5-18-20)

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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

KRAYNAK, JOYCE V.

Late of Cumberland Township, Greene County, Pennsylvania

Administratrix: Michelle Barnish, 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

NICHOLS, LOLA MARIE, AKA LOLA McDADE NICHOLS
Late of Nemacolin, Greene County, Pennsylvania
Executrix: Laura J. Wilhelm, 349 Grant Ave., P.O. Box 44, Nemacolin, PA 15351
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792,
Waynesburg, PA 15370

PECCON, GREGORY F.
Late of Carmichaels, Greene County, Pennsylvania
Executor: G. Michael Peccon, 3600 Juniper Rim Trail, P.O. Box 562, Leander, TX
78641
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54
South Washington Street, Waynesburg, PA 15370-2036

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LEGAL NOTICE

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IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

ERIC SCRITCHFIELD, ) Civil Division
Plaintiff, )
Vs. ) A.D. No. 198 of 2020
CARLA SCRITCHFIELD, )
Defendant. )

TO: CARLA SCRITCHFIELD

Notice is hereby given that on March 17, 2020, the Complaint of ERIC SCRITCHFIELD was filed in the above-named Court, requesting an Order to grant primary physical and legal custody of Z.S. (DOB 6/30/16) and W.S. (DOB 1/12/18). The Court has set a hearing thereon for June 12, 2020 at 1:30 P.M. before the Conference/Mediation Custody Officer, John D. Richards, Esquire, Third Floor, Greene County, Courthouse, 10 East High Street, Waynesburg, PA 15370.

NOTICE

You are directed to appear on the above date and time. If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the 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. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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. Court Administration, Courthouse, Waynesburg, PA 15370 Phone: (724) 852-5237

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ADMINISTRATIVE ORDER

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COMMONWEALTH OF PENNSYLVANIA, COURT OF COMMON PLEAS
THIRTEENTH JUDICIAL DISTRICT – GREENE COUNTY

IN RE: OFFICE OF PRESIDENT JUDGE ) Court Administration
)
ADMINISTRATIVE ORDER ) Docket No 4 of 2020

ORDER - #6: Covid-19

SHERIFF SALES
LANDLORD TENANT MATTERS
MANUFACTURED HOME COMMUNITY RIGHTS

AND NOW, this 21 day of May 2020, and pursuant to this Court’s authority during the Declaration of a Judicial Emergency defined by the Pennsylvania Supreme Court, we now Order pursuant to the Pennsylvania Governor’s Order dated July 10, 2020, and attached, following is effective immediately:

On May 11, 2020, the notice requirements mandated by the Landlord and Tenant Act of 1951 and the Manufactured Home Community Rights Act were stayed for 60 days, until July 10, 2020.

ALL EVICTION timelines must be computed with a start date of July 10, 2020, at which point any previously delivered Landlord and Tenant Act of 1951 and Manufactured Home Community Rights Act notices will be deemed to have been delivered, and any eviction proceedings may then commence or then proceed from July 10, 2020 forward, in the normal course of action.

SO ORDERED AND DECREED

Susan K. White, Prothonotary

Farley Toothman, President Judge