

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. 63

December 5, 2019



Table of Contents

Deed Transfers	Page 3
Estate Notices	Page 4
Legal Notices	Page 5

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----12/05/19-----

COURT OF COMMON PLEAS
Honorable Farley Toothman, President Judge
Honorable Louis Dayich, Judge

MOTIONS

Criminal & Civil & O.C.:
December 9 and December 11, 2019

CRIMINAL

Arraignments: December 9, 2019
ARDs:
ARD Revocations:
Parole Violations: December 16, 2019
Plea Court: December 10 and 11, 2019
License Suspension Appeals: December 16, 2019
Argument Court: December 27, 2019

ORPHANS

Accounts Nisi: December 2, 2019
Accounts Absolute: December 13, 2019

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 20-24, 2020
Convenes in Pgh.: December 2-6, 2019
Convenes in Pgh.: February 10-14, 2020

THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

The Greene Reports

-----12/05/19-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

Dirk Tedrow, et al., to Stephen Barrett, 1 Acre, \$127,000.00 (12-5-19)

CENTER TOWNSHIP

CUMBERLAND TOWNSHIP

J&T Red Star LLC, ATA Holdings Group INC, 2 Tracts, \$155,000.00 (12-3-19)
Barbara A. Walters, et ux., to Denniz R. Zappone, 2 Tracts, Undivided 1/2 Interest, \$4,500.00 (12-4-19)

Judy Kazimer to John Townsend, et ux., 1 Acre, \$1,000.00 (12-4-19)

DUNKARD TOWNSHIP

FRANKLIN TOWNSHIP

Karen L. Malzahn, DBA, et al., to Zander-Jaxon LLC, 2 Tracts, \$600,000.00 (12-2-19)
John J. Comport, et ux., to Douglas C. Lemley, et ux., 2 Tracts, \$255,000.00 (12-2-19)

GILMORE TOWNSHIP

Charles G. Eisiminger, et ux., to CNX Midstream Devco III LP, R/W, \$221,097.13 (12-5-19)
Jeffrey L. Rode, et ux., to CNX Midstream Devco III LP, 47.13 Acres, R/W, \$177,563.00 (12-5-19)

Robert Lee Estate, et al., to CNX Midstream Devco III LP, 300 Acres, R/W, \$528,224.00 (12-5-19)

GREENSBORO BOROUGH

Donald E. Tennant, et ux., to Taylor Michael Kennison, et ux., Lot, \$15,000.00 (12-4-19)

JEFFERSON BOROUGH

CNX Land LLC to Unlimited Funding Solutions LLC, 10 Acres, \$76,000.00 (12-2-19)

JEFFERSON TOWNSHIP

Mark A. Howard, et ux., to William H. Stallard, et ux., Lot 6 in Delancy Heights Plan, \$25,000.00 (12-2-19)

MONONGAHELA TOWNSHIP

Dixie R. McKahan Estate, et al., to John Kenneth Staggers, Jr., Lot, \$25,000.00 (12-2-19)
Norma J. Hickman to Jacqueline R. Mark, Lot, \$69,900.00 (12-4-19)

MORRIS TOWNSHIP

PERRY TOWNSHIP

Nicholas E. Eddy, et ux., to Frank J. Basile, 2 Tracts, \$195,000.00 (12-2-19)

RICHHILL TOWNSHIP

SPRINGHILL TOWNSHIP

Fred E. Grena, et ux., to Christopher Ross Quinn, et ux., Tract, \$62,000.00 (12-3-19)

WAYNESBURG BOROUGH

WAYNE TOWNSHIP

Ford R. Campbell, et ux., to Lee M. Bryan, et ux., 24.929 Acres, \$300,000.00 (12-5-19)

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

FORDYCE, CHARLOTTA L.

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Sylvia J. Fordyce, 652 Braden Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

McLAUGHLIN, JOANNE M.

Late of Franklin Township, Greene County, Pennsylvania
Co-Executors: Leanna M. Anderson and Bernard J. Martinelli, C/O Cohen & Grisby, P.C. Attorneys, 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152
Attorney: Mario Santilli, Jr., Esquire, Cohen & Grisby, P.C., 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152

SECOND PUBLICATION

BREWER, JAMES L.

Late of Franklin Township, Greene County, Pennsylvania
Co-Executors: Dayna B. McClure, 1207 11th Avenue E, Polson, MT 59860 and Craig S. Brewer, 1297 Buckeye Road, Mt. Morris, PA 15349
Attorney: J. William Hook, Esquire, P.O. Box 192, 189 West High Street, Waynesburg, PA 15370

MEDUNIC, JOHN JOSEPH, SR.

Late of Cumberland Township, Greene County, Pennsylvania
Executor: John Joseph Medunic, Jr., 9727 NE Juanita Dr. #208, Kirkland, WA 98034
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

STILWELL, JEFF

Late of New Freeport, Greene County, Pennsylvania
Co-Administrators: Clinton W. Stilwell, 107 Martin Street, Rices Landing, PA 15357 and Travis C. Stilwell, 1056 Crucible Road, Rices Landing, PA 15357
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

BABYAK, CAROLE EVELYN a/k/a CAROLE E. BABYAK

Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Donna J. Neino, P.O. Box 113, Greensboro, PA 15338
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792, Waynesburg, PA 15370

ELLINGSEN, EDWARD

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Jeremiah Ellingsen, 8 Dews Avenue, Purselove, WV 26546
Attorney: Joseph H. Fox, Esquire, 125 South College Street, Washington, PA 15301

PHILLIPS, TANYA ANN

Late of Freeport Township, Greene County, Pennsylvania
Administratrix: Laura L. Miller, 1710 Morris Street, Waynesburg, PA 15370
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

LEGAL NOTICE

NOTICE TO AFFECTED PARTIES OF PROPOSED PRIVATE SALE

In accordance with the Real Estate Tax sale (Act of July 7, 1947, P.L. 1368 No. 542), Section 613, as amended, notice is hereby given that a proposed sale price in the amount of Five Hundred Twenty Five Dollars and 41/100 (\$525.41), plus fees, HAS BEEN RECEIVED AND APPROVED BY THE TAX CLAIM BUREAU OF THE COUNTY OF GREENE, for the private sale of the following property:

Vacant Land
Teegarden Homes Plan
Acreage: .060
PARCEL: 17-12-102
Morgan Township

Pursuant to Section 613 (72 P.S. & 5860.613), the affected taxing districts, the property owner and interested party, or a person interested in purchasing the property, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Greene County within forty-five (45) days after this notice of proposed sale, to disapprove such sale.

If no objections are made, this property shall be sold by the Tax Claim Bureau of the County of Greene, at the Greene County Office Building, 93 East High Street, Waynesburg, PA, on January 21, 2020, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.

The Greene Reports

6-----12/05/19-----

LEGAL NOTICE

NOTICE TO AFFECTED PARTIES OF PROPOSED PRIVATE SALE

In accordance with the Real Estate Tax sale (Act of July 7, 1947, P.L. 1368 No. 542), Section 613, as amended, notice is hereby given that a proposed sale price in the amount of Five Hundred Eighty One Dollars and 89/100 (\$581.89), plus fees, HAS BEEN RECEIVED AND APPROVED BY THE TAX CLAIM BUREAU OF THE COUNTY OF GREENE, for the private sale of the following property:

Vacant Land
Teegarden Homes Plan
Acreage: .900
PARCEL 17-12-178
Morgan Township

Pursuant to Section 613 (72 P.S. & 5860.613), the affected taxing districts, the property owner and interested party, or a person interested in purchasing the property, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Greene County within forty-five (45) days after this notice of proposed sale, to disapprove such sale.

If no objections are made, this property shall be sold by the Tax Claim Bureau of the County of Greene, at the Greene County Office Building, 93 East High Street, Waynesburg, PA, on January 21, 2020, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.