

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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November 25, 2021



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Serving the Legal Community of Greene County
Since October 1982

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COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge

MOTIONS
Criminal & Civil & O.C.:
November 29 and December 1, 2021

ARGUMENTS
Argument Court: TBD

CRIMINAL
Arraignments: November 29, 2021
ARDs: December 13, 2021
ARD Revocations: December 13, 2021
Parole Violations: November 29, 2021
Plea Court: December 14 and 15, 2021
License Suspension Appeals: December 20, 2021
Argument Court: TBD

CIVIL
Domestic Relations Contempts: November 30, 2021
Domestic Relations Appeals: November 30, 2021

ORPHANS
Accounts Nisi: December 6, 2021
Accounts Absolute: December 16, 2021

JUVENILE
Plea Day: December 16, 2021

SUPREME COURT Convenes in Pgh.: April 11-14, 2022
SUPERIOR COURT Convenes in Pgh.: December 14-16, 2021
COMMONWEALTH COURT Convenes in Pgh.: February 7-11, 2022

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Gretchen S. Orban, et ux., to Work Resources LLC, 4.091667 Acres, O&G, \$51,135.84 (11-19-21)

ALEPPO AND RICHHILL TOWNSHIPS

John L. Watson to Work Resources, LLC, Tracts, O&G, \$180,000.00 (11-19-21)

CARMICHAELS BOROUGH

Gregory Betchy to PBBL Realty LLC, Lot 134, \$45,000.00 (11-18-21)

CENTER TOWNSHIP

Kenneth Michael Conklin, et ux., to Michael S. Howell, et ux., 45.022 Acres, \$365,000.00 (11-22-21)

CUMBERLAND TOWNSHIP

Redevelopment Authority of Greene County to Donald W. Davis, Sr., et ux., Lot 324 in Crucible, \$84,900.00 (11-19-21)

Robert McMillen, et ux., to Melvin L. Jackson, et ux., 6.1049 Acres, \$54,500.00 (11-22-21)

DUNKARD TOWNSHIP

Steven A. Roebuck, et al., to Angela Barrish, 2.080 Acres, \$107,250.00 (11-18-21)
FNB Properties Company Inc., to Samantha Cicci, 1.477 Acres, \$90,000.00 (11-19-21)

FRANKLIN TOWNSHIP

SL Capital Partners LLC to Eastview Land Lease LLC, Tracts, \$585,000.00 (11-18-21)

MORGAN TOWNSHIP

John W. Glendenning, Jr., to Thomas H. Shaneyfelt, Sr., Estate, .0913 Acre, \$300.00 (11-22-21)

PERRY TOWNSHIP

Royal Crown Development LLC to Exit 1 Properties LLC, Tract, \$653,000.00 (11-18-21)
Joanne Valenti Estate A/K/A Joanne Marie Valenti Estate, et ux., to Joshua Slade Woods, et ux., Tract, \$16,000.00 (11-19-21)

WASHINGTON TOWNSHIP

Eva M. Maley Estate A/K/A Eva May Maley Estate A/K/A Eve Mae Maley Estate, et ux., to Michael C. Younken, et ux., 1.550 Acres, \$167,500.00 (11-23-21)

WAYNESBURG BOROUGH

Milnovich Rentals LLC to Milnovich Enterprises LLC, Lots 1-2 in Cummings & Bowlby Plan, \$160,000.00 (11-17-21)

WHITELEY TOWNSHIP

Shirl A. Herrington Estate, et ux., to Shawn Policz, et ux., 2 Tracts, \$90,000.00 (11-18-21)

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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

GRIMES, CAROLYN MAXINE A/K/A CAROLYN W. GRIMES

Late of Franklin Township, Greene County, Pennsylvania
Executer: Rodney W. Grimes, 1441 E. Roy Furman Hwy, Jefferson, PA 15344
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

WALTERS, JOHN CLAYTON A/K/A JOHN C. WALTERS

Late of Jefferson, Greene County, Pennsylvania
Executer: Duane K. Walters, 121 Washington Street, Jefferson, PA 15344
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

KENNY, WILLIAM B. A/K/A WILLIAM BERT KENNY

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Constance L. Wise, 129 Boyd Drive, Sarver, PA 16055
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SPITZNOGLE, THOMAS C. SR., A/K/A THOMAS CHALLEN SPITZNOGLE

Late of Spraggs, Greene County, Pennsylvania
Executer: Terrance Spitznogle, 296 Hoy Run Road, Spraggs, PA 15362
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

YALOWSKI, HELEN S.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Patricia A. George, P.O. Box 145, Crucible, PA 15325
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792, Waynesburg, PA 15370

THIRD PUBLICATION

BEBOUT, GRACE F. A/K/A GRACE BEBOUT

Late of Waynesburg, Greene County, Pennsylvania
Co-Executors: James Ronald Bebout, P.O. Box 295, Waynesburg, PA 15370 and Gary Bebout, 49 Long Alley, P.O. Box 203, Reedsville, WV 26547
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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EVERLY, MARY LOU

Late of Monongahela Township, Greene County, Pennsylvania
Executrix: Vicki L. Everly, 6008 Woodlands Bluff Road, Morgantown, WV 26508
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

MCCOLLUM, RUTH JANE

Late of Jefferson Township, Greene County, Pennsylvania
Executrix: Norma Jean Stickle, 22 Walnut Street, Clarksville, PA 15322
Attorney: Lisa J. Buday, Esquire, P.O. Box 488, California, PA 15419

WILDMAN, EVELYN D.

Late of Holbrook, Greene County, Pennsylvania
Executrix: Nancy Martin, 1600 Golden Oaks Road, Holbrook, PA 15341
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

FIRST AND FINAL ACCOUNT

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 December 6, 2021 FOR NISI CONFIRMATION AND ON December 16, 2021 FOR FINAL CONFIRMATION.

The First & Final Account of Amy Smith, Executrix of the Estate of Theodore Bynum Presock, Deceased, late of Cumberland Township, Greene County, Pennsylvania

Attorney: Jeffrey N. Grimes, Esquire
77 South Washington Street
Waynesburg, PA 15370

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-27-2021**

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg, County of Greene, Commonwealth of Pennsylvania on:

**FRIDAY, DECEMBER 17, 2021
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than twenty (20) days after the date of the sale of

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any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

AD-296-2021
ED-27-2021

First Federal Savings & Loan Association of Greene County
Vs.

William D. Teegarden, known surviving Heir of Paul J. Teegarden, Deceased
Donald Teegarden, known surviving Heir of Paul J. Teegarden, Deceased
Micharl D. Teegarden, known surviving Heir of Paul J. Teegarden, Deceased
Beverly K. Ambrose, known surviving Heir of Paul J. Teegarden, Deceased
Christine C. Mango, known surviving Heir of Paul J. Teegarden, Deceased
Terry E. Terry, known surviving Heir of Paul J. Teegarden, Deceased
Cynthia L. Jenkins, known surviving Heir of Paul J. Teegarden, Deceased

ALL those certain lots or parcels of land situate in Franklin Township, Greene County, Pennsylvania, having erected a one unit, one and a half story, white siding home with an address of 106 Fairview Avenue, Waynesburg, PA 15370. These lots are assessed for tax purposes as Greene County Tax Map Numbers 07-17-311 and 07-17-312.

PROPERTY ADDRESS: 106 Fairview Avenue, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 07-17-311 / 07-17-312

Seized and taken into execution to be sold as the property of ESTATE OF PAUL J. TEEGARDEN, DONALD TEEGARDEN, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, TERRY E. TEEGARDEN, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, CHRISTINE C. MANGO, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, MICHAEL D. TEEGARDEN, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, CYNTHIA L. JENKINS, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, BEVERLY K. AMBROSE, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, WILLIAM TEEGARDEN, KNOWN SURVIVING HEIR OF PAUL J. TEEGARDEN, DECEASED, in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY.

Attorney for the Plaintiff:
Kirk A. King
Waynesburg, PA 724-627-6114

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

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SUPREME COURT NOTICE

**SUPREME COURT OF PENNSYLVANIA
JUVENILE COURT PROCEDURAL RULES COMMITTEE**

NOTICE OF PROPOSED RULEMAKING

Proposed New Pa.R.J.C.P. 160.1 & 1160.1

The Juvenile Court Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania new Pennsylvania Rules of Juvenile Court Procedure 160.1 and 1160.1 to provide for statewide judicial access to limited information contained in the Common Pleas Case Management System related to dependency and delinquency proceedings for the reasons set forth in the accompanying explanatory report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any report accompanying this proposal was prepared by the Committee to indicate the rationale for the proposed rulemaking. It will neither constitute a part of the rules nor be adopted by the Supreme Court.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

**Daniel A. Durst, Chief Counsel
Juvenile Court Procedural Rules Committee
Supreme Court of Pennsylvania
Pennsylvania Judicial Center
PO Box 62635
Harrisburg, PA 17106-2635
FAX: 717-231-9541
juvenilerules@pacourts.us**

All communications in reference to the proposal should be received by **January 11, 2022**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Juvenile Court Procedural Rules Committee,
Judge Alice Beck Dubow, Chair

**SUPREME COURT OF PENNSYLVANIA
JUVENILE COURT PROCEDURAL RULES COMMITTEE**

REPORT

Proposed New Pa.R.J.C.P. 160.1 & 1160.1

The Juvenile Court Procedural Rules Committee is considering proposing to the Supreme Court new Pennsylvania Rules of Juvenile Court Procedure 160.1 and 1160.1 to provide for statewide judicial access to limited information contained in the Common Pleas Case Management System (CPCMS) related to dependency and delinquency proceedings.

CPCMS is a comprehensive statewide system that contains docketing information for dependency and delinquency court cases throughout Pennsylvania. Presently, only judges presiding over dependency or delinquency cases have access to information contained in CPCMS and that access is limited to cases in the county where the judges sit. Judges do not have access to case information in other counties. Further, judges presiding over custody cases, but not dependency or delinquency cases, do not have access to CPCMS information even for cases within their county. Cf., 23 Pa.C.S. § 5328 (factors to consider when awarding custody).

The Committee received a request to provide statewide judicial access to CPCMS to ascertain whether the parties or child may have open or closed delinquency and dependency cases in other counties. Preliminarily, the Committee considered the need for such access. In custody proceedings, the parties are required to disclose whether they have been involved with county agencies and certain delinquency adjudications. See Pa.R.Civ.P. 1915.3-2; 23 Pa.C.S. § 5329. Further, in delinquency and dependency matters, ostensibly the juvenile probation office and the county agency would be able to access statewide information at least within their respective fields.

Notwithstanding these alternative sources of information, CPCMS may provide more accurate information than self-reporting by the parties in custody matters. Further, CPCMS may provide that information more expeditiously than relying upon the juvenile probation office and the county agency in delinquency and dependency matters, respectively, especially when emergent matters arise. Additionally, access to statewide information would provide judges the opportunity to coordinate open cases in multiple counties. However, any access would be limited to judges presiding over custody, delinquency, or dependency matters.

Believing there to be merit in statewide judicial access to CPCMS, the Committee next considered the extent of information that should be made available upon query. Initially, the Committee recognized that any proposed rule providing access to CPCMS should not displace the operation of other rules governing access to juvenile court records. See, e.g., Pa.R.J.C.P. 160 & 1160. Instead, the operation of the proposed rules would permit judicial inquiry of CPCMS of participants in the current case and the return of limited information indicating any docket number, participants, presiding judge, and county in other open and closed cases. Based upon that information, the judge can decide whether to inquire further of the parties or to access those juvenile court records.

There are two additional aspects of these proposed rules. First, the rules would simply permit access to CPCMS to query for other cases involving the same participants. The rules do not require such a query. Second, the rules do not address the disclosure of the query results to the parties because the results in of themselves have no evidentiary value. The results merely indicate that a party was a participant in another case; they disclose nothing about the records or outcome of the other case. The access and disclosure of further case details are outside the scope of this proposal.

The Committee invites all comments, concerns, and suggestions.

Rule 160.1. Judicial Identification of Delinquency and Dependency Cases.

(a) Delinquency.

(1) A judge presiding over a delinquency proceeding shall have statewide access to the Common Pleas Case Management System for the purpose of identifying other delinquency cases or dependency cases involving a participant in the proceeding.

(2) The information available is limited to docket number, participants, presiding judge, and county.

(b) Custody.

(1) A judge presiding over a custody proceeding shall have statewide access to the Common Pleas Case Management System for the purpose of identifying delinquency cases involving a participant in the proceeding.

(2) The information available is limited to docket number, participants, presiding judge, and county.

Comment

Developed by the Administrative Office of Pennsylvania Courts, the Common Pleas Case Management System (CPCMS) is a comprehensive statewide system that contains docketing information for dependency and delinquency court cases throughout Pennsylvania. This rule is intended to provide judges in delinquency and custody proceedings with statewide access to CPCMS to identify current and closed cases involving the same participant in the proceeding before the court. After obtaining the CPCMS information, the judge may contact the clerk of records in the relevant judicial district to access the official court record if additional information is needed.

This rule is not intended to replace or impede judicial access to case records pursuant to Pa.R.J.C.P. 160. Nor is this rule intended as a substitute for disclosure by the participants or inquiry of the county agency.

Rule 1160.1. Judicial Identification of Delinquency and Dependency Cases.

(a) Dependency.

(1) A judge presiding over a dependency proceeding shall have statewide access to the Common Pleas Case Management System for the purpose of identifying delinquency cases or other dependency cases involving a participant in the proceeding.

(2) The information available is limited to docket number, participants, presiding judge, and county.

(b) Custody.

(1) A judge presiding over a custody proceeding shall have statewide access to the Common Pleas Case Management System for the purpose of identifying dependency cases involving a participant in the proceeding.

(2) The information available is limited to docket number, participants, presiding judge, and county.

Comment

Developed by the Administrative Office of Pennsylvania Courts, the Common Pleas Case Management System (CPCMS) is a comprehensive statewide system that contains docketing information for dependency and delinquency court cases throughout Pennsylvania. This rule is intended to provide judges in dependency and custody proceedings with statewide access to CPCMS to identify current and closed cases involving the same participant in the proceeding before the court. After obtaining the CPCMS information, the judge may contact the clerk of courts in the relevant judicial district to access the official court record if additional information is needed.

This rule is not intended to replace or impede judicial access to case records pursuant to Pa.R.J.C.P. 1160. Nor is this rule intended as a substitute for disclosure by the participants or inquiry of the county agency.