

# 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. 66**

**December 26, 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.:  
December 30, 2019

## CRIMINAL

Arraignments: December 30, 2019  
ARDs: January 13, 2020  
ARD Revocations: January 13, 2020  
Parole Violations: December 30, 2020  
Plea Court: January 14 and 15, 2020  
License Suspension Appeals: February 18, 2020  
Argument Court: January 27, 2020

## ORPHANS

Accounts Nisi: January 6, 2020  
Accounts Absolute: January 17, 2020

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: April 20-24, 2020

Convenes in Pgh.: January 6-10, 2020

Convenes in Pgh.: February 10-14, 2020

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

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E-mail address: [editor.greeneports@yahoo.com](mailto:editor.greeneports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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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

J&T Red Star LLC to Richard Jackowski, Lot 417 in Nemacolin, \$13,000.00 (12-20-19)

### FRANKLIN TOWNSHIP

David C. Policz, et al., to David C. Policz, et al., Additional Realty Transfer Tax, \$1,898.83 (12-20-19)

William G. Seymour, et ux., to ARGAA14PCK001 LLC, Lot, \$1,008,230.00 (12-20-19)

### JEFFERSON TOWNSHIP

Redevelopment Authority of Greene County to Patrick G. Knight, Lots 3-4 in Delancy Heights Plan, \$4,500.00 (12-26-19)

### MONONGAHELA TOWNSHIP

DJ Realty Holdings LLC to Greene Treatment Partners LLC, 2 Tracts, \$1,000,000.00 (12-26-19)

### MORRIS TOWNSHIP

A Cooper Thomas, et al., to Leatherwood LLC, R/W, \$116,379.68 (12-20-19)  
Consol Pennsylvania Coal Co., to A T Cooper Family LLP, 2 Tracts, \$38,124.34 (12-20-19)

### PERRY TOWNSHIP

Catherine J. Mangan Estate, et al., to Charles E. Powers, et ux., .474 Acre, \$20,000.00 (12-23-19)

### RICHHILL TOWNSHIP

Phyllis Ann Bayha, et al., to LPR Energy LLC, 105 Acres, O&G, \$99,750.00 (12-23-19)  
Phyllis Ann Bayha, et al., to LPR Energy LLC, 105 Acres, O&G, \$33,250.00 (12-23-19)

### WASHINGTON TOWNSHIP

Wiley R. Phillips, et ux., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$1,240.00 (12-20-19)

Anne E. Vehere to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$4,632.00 (12-20-19)

### WAYNESBURG BOROUGH

Pamela S. Blaker, et al., to Joshua A. Patton, Lot, \$87,500.00 (12-20-19)

### WAYNE TOWNSHIP

Keener Oil & Gas LLP to Todd M. Ely, 3 Tracts, \$56,000.00 (12-26-19)

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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**

WILLY, ARLEIGH, JR.  
Late of Jackson Township, Greene County, Pennsylvania  
Executrix: Cheri Wyant-Phillips, 169 Jay Phillips Hill Road, Spraggs, PA 15362  
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

**SECOND PUBLICATION**

DAVIS, DANIEL  
Late of Waynesburg, Greene County, Pennsylvania  
Co-Administrators: Lori Paletta-Davis and Dan Davis, 130 Colonial Drive, Waynesburg, PA 15370  
Attorney: Michael Jacks, Esquire, c/o Umina Legal, PLLC 157 Walnut Street, Morgantown, WV 26505

LOHR, DEREK ALLEN  
Late of Waynesburg, Greene County, Pennsylvania  
Administratrix: Patricia N. Lohr, 280 Washington Road, Waynesburg, PA 15370  
Attorney: Michael Jacks, Esquire, c/o Umina Legal, PLLC 157 Walnut Street, Morgantown, WV 26505

**THIRD PUBLICATION**

HAGER, CHARLOTTE V.  
Late of Greensboro Borough, Greene County, Pennsylvania  
Executor: Samuel Lynn Eugene Esteppe, 1068 Stokes Airport Road, Front Royal, VA 22630  
Attorney: None

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**FIRST AND FINAL ACCOUNT**  
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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 January 6, 2020 FOR NISI CONFIRMATION AND ON January 17, 2020 FOR FINAL CONFIRMATION.

The First & Final Account of Jim Swaniger, Jr., Executor of the Estate of Wilda Winona Knowlson, Deceased, late of Morris Township, Greene County, Pennsylvania.

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

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**SHERIFF'S SALE**  
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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. ED-65-2019 AD-577-2019**

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, JANUARY 17, 2020**  
**AT 10:00 O'CLOCK A.M.**

Community Bank  
Vs.  
Jacob S. Sigley and Shannen R. Sigley

All the right, title and interest of the Jacob S. Sigley and Shannen R. Sigley, Owners or reputed Owners, in and to:

ALL that certain tract of land situate in Cumberland Township, Greene County, Pennsylvania, bounded and described as follows:

FOR PRIOR TITLE see Deed dated December 16, 2014, from Mary Jane White, single, to Jacob S. Sigley and Shannen R. Sigley, his wife and recorded in the Greene County Recorder of Deeds Office on December 16, 2014, at Deed Book Volume 475, Page 1201.

PROPERTY ADDRESS: 439 Sheridan Ave., Nemaocolin, PA 15461

UPI/ TAX PARCEL NUMBER: 05-35-504

**Seized and taken into execution to be sold as the property of JACOB S. SIGLEY, OCCUPANT, SHANNEN SIGLEY in suit of COMMUNITY BANK.**

**Attorney for the Plaintiff:**  
Thomas O. Vreeland, Esquire  
Washington, PA 724-228-7000

**MARCUS SIMMS, Sheriff**  
**Greene County, Pennsylvania**