

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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August 15, 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.:
August 19, August 21 & August 23, 2019

CRIMINAL

Arraignments: August 19, 2019
ARDs: September 9, 2019
ARD Revocations: September 9, 2019
Parole Violations: August 19, 2019
Plea Court: September 10 and 11, 2019
License Suspension Appeals: August 19, 2019
Argument Court: August 26, 2019

ORPHANS

Accounts Nisi: September 3, 2019
Accounts Absolute: September 13, 2019

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: October 15-18, 2019
Convenes in Pgh.: September 16-20, 2019
Convenes in Pgh.: October 2-4, 2019

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Thomas M. Greer by TCB, et al., to Jeffrey Adam Mason, 1 Acre, \$44,488.80 (8-12-19)

CARMICHAELS BOROUGH

Sharna L. Knapp by TCB, et al., to Carmichaels Area Historical Society INC, .30 Acre, \$57,379.60 (8-12-19)

CLARKSVILLE BOROUGH

Jason M. Dikun by TCB, et al., to Joseph F. John, II, .480 Acre, \$7,607.20 (8-12-19)

CUMBERLAND TOWNSHIP

Luke W. Beebe, et al., to Heather Theresa Cole, Lots 36-37 in Colonial Heights Addition, \$175,000.00 (8-9-19)

Norma T. Bell Family Trust, et al., to Lynn E. Cunningham, et ux., 1.0027 Acres, \$25,000.00 (8-9-19)

Catherine B. Seaman to Justin Alan Oliver, et ux., Lot 3-4 in Hathaway Heights Plan, \$155,000.00 (8-12-19)

James Ferrell by TCB, et al., to William Conway, .110 Acre, \$38,598.40 (8-12-19)

Terry M. Ferek by TCB, et al., to DEL-SKY LLC, .180 Acre, \$12,728.00 (8-12-19)

Terry M. Ferek by TCB, et al., to DEL-SKY LLC, .180 Acre, \$12,728.00 (8-12-19)

Terry M. Ferek by TCB, et al., to DEL-SKY LLC, .180 Acre, \$78,662.00 (8-12-19)

Percy S. Carr by TCB, et al., to TW Plus LLC, .150 Acre, \$1,687.20 (8-12-19)

Tammy L. Cesarino Martin by TCB, et al., to Jeffrey C. Hathaway, .110 Acre, \$1,036.00 (8-12-19)

James E. Harris by TCB, et al., to Edgar A. Harris, Jr., .380 Acre, \$105,302.00 (8-12-19)

Robert McMillen, et ux., to William C. Brown, et ux., 3.0017 Acres, \$32,500.00 (8-15-19)

DUNKARD TOWNSHIP

Jamie L. Morris to Alexander Shuppe, Lots 115-116 in Bobtown, \$5,250.00 (8-12-19)

FRANKLIN TOWNSHIP

Gerald L. Patton, et ux., to Justin M. Whitlatch, 2 Tracts, \$340,000.00 (8-13-19)

Central Greene School District, et al., to Pathways of Southwestern Pennsylvania INC, Lots 2-8 East Franklin Park Plan, \$555,000.00 (8-15-19)

FREEPORT TOWNSHIP

Kenneth E. Kirby, Jr. to Shela Wise, 30.915 Acres, \$46,340.00 (8-12-19)

MONONGAHELA TOWNSHIP

John E. Maraney by TCB, et al., to Joseph F. John, II, .22 Acre, \$13,793.60 (8-15-19)

MORGAN TOWNSHIP

Teddy E. Turner, Jr., by TCB, et al., to Redevelopment Authority of Greene County, Lot 803 in Mather Plan, \$43,497.20 (8-15-19)

Christian McDaniel by TCB, et al., to Redevelopment Authority of Greene County, Lot, \$9,383.20 (8-15-19)

Christian R. McDaniel by TCB, et al., to Redevelopment Authority of Greene County, Lot, \$26,625.20 (8-15-19)

Peter Simonetti by TCB, et al., to Brandon H. Barna, Lot 802 in Mather Plan, \$33,862.40 (8-15-19)

Dwight Sellers by TCB, et al., to Redevelopment Authority of Greene County, Lot 7 in Emerald Land Co Plan 1, \$31,020.80 (8-15-19)

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PERRY TOWNSHIP

Dustin M. Crandall to John M. Maslany, et ux., Lots, \$115,000.00 (8-9-19)
Robert E. Bryan, et ux., to Oak Ridge Resources LLC, 90.847 Acres, O&G, \$4,239.00 (8-12-19)

Vonda M. Fisher, et ux., to Jason C. Bloss, et ux., Lots 34-35 in Mt. Morris Realty Company Pl., \$210,500.00 (8-12-19)

Jennifer Sites, et ux., to 182 Holdins LLC, 3.887 Acres, O&G, \$19,435.50 (8-14-19)
Jennifer Sites, et ux., to Pikewood Energy Corporation, 1.9438 Acres, O&G, \$9,719.00 (8-14-19)

Ricky D. Crites, et ux., to Donald M. Behrendt, et ux., 40.874 Acres, \$105,000.00 (8-15-19)

RICES LANDING BOROUGH

Ryan Edwards, et ux., to Kyle L. Meza, et ux., Lots 16 & 17 in Teal Heights Plan, \$225,000.00 (8-14-19)

RICHHILL TOWNSHIP

Verna J. Furdak Lazear by TCB, et al., to Richhill Agriculture Society, .75 Acre, \$47,744.80 (8-15-19)

SPRINGHILL TOWNSHIP

Roger Goins, et ux., to Oak Ridge Resources LLC, 64.548 Acres, O&G, \$895.50 (8-12-19)

WAYNE TOWNSHIP

J.J. Sttler by TCB, et al., to Clint Podish, Lot 17 in L. L. Thomas Plan, \$562.40 (8-15-19)

WAYNESBURG BOROUGH

Belko LLC of Waynesburg to First Baptist Church of Waynesburg, 3 Tracts, \$400,000.00 (8-9-19)

New Leaf Property Development LLC to Colton Lippencott, Lot 5 in Stewart and Iams Plan, \$139,900.00 (8-9-19)

Solon A. Hansen, et ux., to Adrienne L. Bosworth, Lot, \$75,500.00 (8-14-19)

Steve E. Herron, et ux., to Tracy E. Cummins, et ux., Lot, \$232,000.00 (8-14-19)

Borough of Waynesburg, et al., to Chenping Yuan, Lot, \$750.00 (8-15-19)

Ray Riggleman by TCB, et al., to Cierra L. Bogochenko, Lot, \$76,205.20 (8-15-19)

Rose M. Lohr by TCB, et al., to Cierra L. Bogochenko, Lot 501 in Fairgrounds Plan, \$43,393.60 (8-15-19)

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

CARTER, CAROL D.

Late of Waynesburg Borough, Greene County, Pennsylvania
Executor: George R. Carter, 85 South West Street, Waynesburg, PA, 15370

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Attorney: Richard J. Amrhein, Esquire, Peacock Keller, LLP, 70 East Beau Street, Washington, PA 15301

DITTMAN, RUTH B.

Late of Waynesburg, Greene County, Pennsylvania
Executor: Brian Dukate, 845 North Woodland Avenue, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA

15370

HATHAWAY, CLAIRE B.

Late of Carmichaels, Greene County, Pennsylvania
Co-Executors: Jack L. Hathaway, 12115 Center Street, North Huntingdon, PA 15462 and Bridgett C. Hathaway, 402 Route 88, Carmichaels, PA 15320

Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

HARING, CARL G.

Late of Franklin Township, Greene County, Pennsylvania
Co-Administrators: David C. Haring, 455 Huffman Street, Waynesburg, PA 15370 and Paul K. Haring, 212 South Pine Street, Carmichaels, PA 15320

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SPANGENBERG, RUTH ELEANOR

Late of Carmichaels, Greene County, Pennsylvania
Executrix: Rose Spangenberg, 912 Mapletown Road, Greensboro, PA 15338
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA

15370

SECOND PUBLICATION

MILLER, MELVIN WAYNE a/k/a MELVIN W. MILLER a/k/a MELVIN MILLER

Late of Sycamore, Greene County, Pennsylvania
Executor: Douglas Wayne Miller, c/o Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

THIRD PUBLICATION

BRUMAGE, LUCILLE J.

Late of Morgan Township, Greene County, Pennsylvania
Executor: Roy A. Dains, 756 Castile Run Road, Clarksville, PA 15322
Attorney: Eva H. Ahern, Esquire, Peacock Keller, LLP, 70 East Beau Street,

Washington, PA 15301

PERKINS, RANDY D.

Late of Jefferson Township, Greene County, Pennsylvania
Administrator: Ryan Perkins, 123 Elizabeth Avenue, Jefferson, PA 15344

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Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

FIRST AND FINAL ACCOUNTS

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 September 3, 2019 FOR NISI CONFIRMATION AND ON September 13, 2019 FOR FINAL CONFIRMATION.

The First & Final Account of Thomas E. Rush, Administrator of the Estate of Guy L. Rush, Deceased, late of Waynesburg, Greene County, Pennsylvania.

Attorney: Charles J. Morris, Esquire
Pollock Morris LLC
54 South Washington Street
Waynesburg, PA 15370
724-627-6156

The First and Final Account of Richard T. Rinehart, Executor of the Estate of Richard Allen Rinehart, Deceased, late of Waynesburg, Greene County, Pennsylvania.

Attorney: Timothy N. Logan, Esquire
Logan Law Office
54 North Richhill Street
Waynesburg, PA 15370
724-627-6026

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 Three Hundred Ninety Four Dollars and 42/100 (\$394.42), 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
Adj. Moffit Mine Plan
Acreage: .370

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PARCEL 06-11-209
Dunkard 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 September 24, 2019, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.