

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 28, 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 2 and December 4, 2019

CRIMINAL

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ARDs:
ARD Revocations:
Parole Violations: December 2, 2019
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License Suspension Appeals: December 16, 2019
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ORPHANS

Accounts Nisi: December 2, 2019
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SUPERIOR COURT

COMMONWEALTH COURT

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

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CIVIL

Domestic Relations Contempts:
December 23, 2019
Domestic Relations Appeals
December 23, 2019

JUVENILE

Plea Day: December 19, 2019

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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.

CENTER TOWNSHIP

Dwight Tissue to Darren J. Geller, et ux., 66.7708 Acres, \$100,000.00 (11-26-19)

CUMBERLAND TOWNSHIP

Thomas James Robertson Estate, et al., to Compliance Services Trucking LLC, Lots in Parkview Addition in Colonial Heights Plan, \$85,000.00 (11-22-19)
Jeffrey L. Griedel, et al., to Stephan H. Blystone, Lot 185 in Colonial Heights Addition, \$17,178.00 (11-26-19)
Jake C. Westling, et ux., to Lance E. McIntire, et ux., Lots 255-256 in Jamison Place, \$182,500.00 (11-27-19)
David E. Patterson to Matilda E. Carter, et al., .627 Acres, \$55,000.00 (11-27-19)

DUNKARD TOWNSHIP

Thomas M. Headlee to Ridsetop Appalachia LLC, 119.9 Acres, O&G, \$74,937.50 (11-25-19)
MEPCO LLC to GK First LLC, 43.277 Acres, \$86,554.00 (11-25-19)

FRANKLIN TOWNSHIP

Henrietta Hanula Trust, et al., to John F. Puskarich, 66.5818 Acres, \$60,000.00 (11-22-19)
Cotton Creek Marcellus Partners LTD to SRW Investments LTD, et al., 246.243 Acres, O&G, \$2,303.40 (11-25-19)
Cotton Creek Marcellus Partners II LTD to SRW Investments LTD, 246.243 Acres, O&G, \$2,230.33 (11-25-19)

Penny S. Ketchem to John A. Dulany, et al., 5 Acres, \$45,000.00 (11-27-19)

GILMORE TOWNSHIP

Consolidation Coal Company to CNX Midstream Devco III LP, R/W, \$12,043.76 (11-22-19)
CNX Gas Company LLC to Cory Tharp, et ux., 29.72 Acres, \$55,000.00 (11-27-19)

MORRIS TOWNSHIP

CNX Land LLC to Julie L. Merglowski, et ux., 2 Tracts, \$105,000.00 (11-27-19)
CNX Land LLC to Shaun Wilson, et ux., 1.453 Acres, \$50,000.00 (11-27-19)

RICHHILL TOWNSHIP

Allen H. Headley, Jr., et ux., to CNX Gas Company LLC, R/W, \$5,000.00 (11-22-19)
Land Title Resources INC to John Lee Black, II, 24.978 Acres, \$40,000.00 (11-27-19)
CNX Land LLC to James L. Johnson, 2 Tracts, \$15,000.00 (11-27-19)

SPRINGHILL TOWNSHIP

Pamela C. Dillon, et ux., to LPR Energy LLC, et al., Lots, O&G, \$141,570.00 (11-25-19)

WAYNESBURG BOROUGH

Ralph W. Bruno to Bradmon's LLC, Lot, \$65,000.00 (11-22-19)
Michelle Shannon, et al., to Thomas S. Wilson, 2 Tracts, \$50,000.00 (11-25-19)
Robert D. Cumer, et al., to JB Real Estate Resources INC, 2 Lots, \$50,000.00 (11-27-19)

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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

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

SECOND 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

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

THIRD PUBLICATION

BUTT, PRESTON E.

Late of Mt. Morris, Greene County, Pennsylvania
Executrix: Lois Lori Butt Aldhizer Haines, 143 Big Shannon Run Road, Mt. Morris, PA 15349
Attorney: Christopher Michael Simms, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

LEAVER, JANICE ELAINE A/K/A JANICE E. LEAVER

Late of Dunkard Township, Greene County, Pennsylvania
Executrix: Michele Duffill, 4360 Camberly Court, Dublin, OH 43016
Attorney: Mark S. Riethmuller, Esquire, SPEAKMAN, RIETHMULLER & ALLISON, 6 South Main Street, Suite 614, Washington Trust Building Washington, PA 15301

LEMLEY, ELIZABETH J.

Late of Jefferson, Greene County, Pennsylvania
Executor: Rodney B. Lemley, 112 Orndoff Road, Waynesburg, PA 15370
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

PHILLIPS, RICHARD A.

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Richard P. Phillips, 504 N. Eighty Eight Road, Carmichaels, PA 15320
Attorney: None

LEGAL NOTICE

To: Joshua F. Davis

In Re: J.D., minor child, born November 23, 2012

In Re: S.D., minor child, born July 12, 2014

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your children: J.D., minor child, born November 23, 2012 and S.D., minor child, born July 12, 2014. The court has set a hearing to consider ending your rights to your children.

The hearing will be held at the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on December 16, 2019 at 1:00 p.m. in the assigned courtroom before Judge Farley Toothman.

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You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your right to your children may be ended by the court without you being present.

You have the right to be represented at the hearing by your lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get help. Southwestern Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA 15370; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

LEGAL NOTICE

NOTICE OF TRUST:

RE: Cathy J. Ring Revocable (now Irrevocable) Trust Administration
Notice is hereby given that Mitchell L. Ring, Sr. is the Trustee of the above-named Trust. All persons indebted to Cathy J. Ring are requested to make payment and all those having claims against Cathy J. Ring are directed to present the same without delay to:

Cathy J. Ring Revocable (now Irrevocable) Trust
Mitchell L. Ring, Sr., Trustee
C/O Cohen & Grigsby, P.C.
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152

Or to:

Nicole L. Phatak, Esquire
C/O Cohen & Grigsby, P.C.
625 Liberty Avenue, 7th Floor
Pittsburgh, PA 15222-3152

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 Eight Hundred Fifty Three Dollars and 08/100 (\$853.08), 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:

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Vacant Land
E/S of Ten Mile Creek
Acreage: 1.000
PARCEL: 15-01-106
Jefferson 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 16, 2020, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.

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 Two Thousand One Hundred Twenty Three Dollars and 94/100 (\$853.08), 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:

Land and Building
N/S of Grant Lane Lot 245
Nemacolin Plan No. 2
Acreage: .060
PARCEL 05-35-139
Cumberland 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 16, 2020, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.

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

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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 approve 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.

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 approve 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.