

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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June 17, 2021



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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 Louis Dayich, President Judge

MOTIONS

Criminal & Civil & O.C.:
June 21 and 23, 2021

CRIMINAL

Arraignments: June 21, 2021
ARDs: July 12, 2021
ARD Revocations: July 12, 2021
Parole Violations: June 21, 2021
Plea Court: July 13, 14, and 15, 2021
License Suspension Appeals: June 23, 2021
Argument Court: June 28, 2021

ORPHANS

Accounts Nisi: July 6, 2021
Accounts Absolute: July 16, 2021

SUPREME COURT SUPERIOR COURT COMMONWEALTH COURT

Convenes in Pgh.: October 25-29, 2021
Convenes in Pgh.: June 29- July 1, 2021
Convenes in Pgh.: October 18-22, 2021

THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Sarah Heck to Phive Starr Properties LP, 544.94 Acres, O&G, \$4,000.00 (6-15-21)
Christopher Heck to Phive Starr Properties LP, 544.94 Acres, O&G, \$4,000.00 (6-15-21)
Ann Prass to Phive Starr Properties LP, 544.94 Acres, O&G, \$7,120.00 (6-15-21)
Ivan W. Masell, et ux., to Phive Starr Properties LP, 544.94 Acres, O&G, \$33,300.00 (6-15-21)

CENTER TOWNSHIP

Douglas Alfred Hunt, et ux., to Marjorie J. Orndoff, et ux., .238 Acre, \$125,000.00 (6-10-21)
Audrey J. Gilbert to Tyler Tharp, 5.9253 Acres, \$137,000.00 (6-14-21)

CUMBERLAND TOWNSHIP

Edna V. McClure Estate A/K/A Edna Virginia McClure Estate A/K/A Edna Areford McClure, et ux., to Joseph L. Piper, 65.01 Acre, \$170,000.00 (6-10-21)
Eugene R. King Estate, et al., to Ronald Burwell, III, Lots 78-79 in Colonial Heights Plan, \$58,000.00 (6-11-21)

DUNKARD TOWNSHIP

Brian Meadows, et ux., to Benjamin Baker, et ux., Tract, \$45,000.00 (6-15-21)

FRANKLIN TOWNSHIP

Eric R. Bedilion, et ux., to Bradley R. Harvey, et ux., Lot 93 in Bonar Land Company Plan, \$187,400.00 (6-15-21)

FREEPORT AND SPRINGHILL TOWNSHIPS

Micharl Brzuzy to Phive Starr Properties LP, 421.55 Acres, O&G, \$1,800.00 (6-15-21)
Sally Watson to Phive Starr Properties LP, 421.55 Acres, O&G, \$612.00 (6-15-21)

GILMORE TOWNSHIP

Jeremy Chad Smith, et ux., to RLI Investments LLC, 2.26 Acres, \$6,532.20 (6-15-21)

GREENE TOWNSHIP

Virginia Roberts Glidden Estate A/K/A Virginia A. Glidden Estate, et ux., to Joseph J. Walko, et ux., 116.075 Acres, \$340,000.00 (6-9-21)

JEFFERSON TOWNSHIP

Marjorie D. Breth by POA, et ux., to EQT Production Company, 8.862645 Acres, O&G, \$1,298.25 (6-10-21)

PERRY TOWNSHIP

Crystal Keener to The Mineral Company, 5.89375 Acres, O&G, \$5,893.75 (6-10-21)

RICES LANDING BOROUGH

Dustin Bisceglia to Andrew J. McCollum, et ux., 2 Lots, \$127,900.00 (6-9-21)
Debra G. Haring, et ux., to Earnest R. Basinger, et ux., Lot 400 in Bayard Plan, \$400.00 (6-10-21)

RICHHILL TOWNSHIP

Wendy G. Linehan to DMQ LLC, et ux., Tracts, O&G, \$2,300.76 (6-9-21)
Robert S. Johnson, et ux., to DMQ LLC, et ux., 2 Tracts, O&G, \$9,203.04 (6-9-21)
Kathryn L. Flament, et al., to Richard A. Flament, et al., 10.656 Acres, \$1,000.00 (6-11-21)
Mary Jean Hornish to DMQ LLC, et ux., Tracts O&G, \$9,203.04 (6-11-21)
Kathryn Marie Cote to CNX Gas Company LLC, 104.322 Acres, \$10,866.90 (6-15-21)
Robert A. Shipman, et al., to Windridge Minerals LLC, 3 Tracts, O&G, \$100.00 (6-15-21)

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SPRINGHILL TOWNSHIP

Thumper O. Parthemer, et ux., to The Mineral Company, 327.7625 Acres, O&G, \$6,406.50 (6-10-21)

James B. Cox to Rock Creek Royalty LLC, 100 Acres, O&G, \$500.00 (6-11-21)

Shirley J. Henry to Windridge Minerals, 76 Acres, O&G, \$400.00 (6-15-21)

WAYNESBURG BOROUGH

Martin J. Bausman, et ux., to Andrew R. Funtal, et ux., .546 Acre, \$195,000.00 (6-10-21)

Matthew Reed Cross, et ux., to Michael S. Haywood, et ux., Lot, \$144,000.00 (6-10-21)

Lois B. Ireton to Farley Toothman, et ux., Tract, \$85,000.00 (6-10-21)

Alex H. Lee, et ux., to Audrey J. Gilbert, Lot, \$64,000.00 (6-14-21)

William J. Church, et ux., to Joseph J. Moore, et ux., Lot, \$189,900.00 (6-15-21)

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

BEREZANSKY, HELEN L.

Late of Monongahela Township, Greene County, Pennsylvania

Executrix: Chrysan F. Smith, 412 Route 88, Carmichaels, PA 15320

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

15370

HERRINGTON, SHIRL A.

Late of Mount Morris, Greene County, Pennsylvania

Administrator: Alberta M. Layman-Renner, C/O Seth A. Wilson, Esquire, Bowles Rice LLP, 125 Granville Square, Suite 400, Morgantown, WV 26501

Attorney: Seth A. Wilson, Esquire, Bowles Rice LLP, 125 Granville Square, Suite 400,

Morgantown, WV 26501, 304-285-2500

REHLL, ELIZABETH MAY

Late of Morgan Township, Greene County, Pennsylvania

Executor: Tom Rehll, 724 Brownsville Road, Pittsburgh, PA 15210

Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

WEBSTER, JOSEPH A.

Late of Morris Township, Greene County, Pennsylvania

Administratrix: Jody Lynn Webster, 328 Webster Road, Graysville, PA 15337

Attorney: Thomas O. Vreeland, Esquire, BASSI, VREELAND & ASSOCIATES, P.C., 62 East Wheeling Street, Washington, PA 15301-4804

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SECOND PUBLICATION

HEADLEY, ALLEN H. JR.

Late of Wind Ridge, Greene County, Pennsylvania

Executrix: Michelle Forinash, 270 Headley Hollow Road, Wind Ridge, PA 15380

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

DODSON, MYRTLE ELIZABETH

Late of Dunkard Township, Greene County, Pennsylvania

Executrix: Brenda Lee Sackett, C/O Proden & O'Brien, Wendy L. O'Brien, Esquire, 99 East Main Street, Uniontown, PA 15401

Attorney: Wendy L. O'Brien, Esquire, Proden & O'Brien, 99 East Main Street, Uniontown, PA 15401

SIGLEY, HENRY CHARLES

Late of Jefferson Borough, Greene County, Pennsylvania

Administrator: Jacob Sigley, 365 N. West Street, Waynesburg, PA 15370

Attorney: Adam J. Belletti, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

STALNAKER, ROGER M. A/K/A ROGER STALNAKER A/K/A ROGER MORFORD STALNAKER

Late of Freeport Township, Greene County, Pennsylvania

Executrix: Christine Leah Stalnakar, 416 Woodside Road, Waynesburg, PA 15370

Attorney: Phillip C. Hook, Esquire, 430 East Oakview Dr., Suite 101, P.O. Box 898, Waynesburg, PA 15370

NOTICE

NOTICE: DUE TO COVID-19 REQUIREMENTS PROBATE PROCEEDINGS WILL BE BY APPOINTMENT ONLY.

All Probate proceedings must be reviewed before an appointment is scheduled.

For review email your prepared documents to: jharrison@co.greene.pa.us or

dtharp@co.greene.pa.us

Please allow a 24-hour approval period.

Documents may include but are not limited to the Petition for Grant of Letters, Will, Codicil(s), Renunciation(s), Death certificate, State Information Sheet, etc.

Once your documents are approved, we will contact you to setup an appointment.

Please bring all the original documents with you to your appointment.

Donna J. Tharp, Register of Wills 724-852-5284

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LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA ORPHANS' COURT DIVISION

IN RE: ADOPTION OF)
R.M.W.) NO. 9 OA 2021
A Minor Child)

PETITION FOR INVOLUNTARY TERMINATION OF PARENTAL RIGHTS IMPORTANT NOTICE – BIRTH PARENT

To: Douglas King

A petition has been filed asking the Court to put an end to all rights you have to your child, R.M.W. (DOB 4/29/15). The Court has set a hearing to consider ending your rights to your child. That hearing will be held at the Greene County Courthouse, Waynesburg, Pennsylvania in Courtroom #1 on, July 21, 2021, at 2:00 o'clock PM. You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the Court without you being present.

You have a right to be represented at the hearing by a 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 legal help.

Court Administrator
2nd Floor, Greene County Courthouse
Waynesburg, Pennsylvania 15370
Phone: (724) 852-5237

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

IN RE:)
)
GREENE COUNTY)
LOCAL RULE – CRIMINAL) C.A. NO. 8 OF 2021
PRETRIAL SERVICES)

ORDER

AND NOW, this 11th day of May, 2021, is hereby Ordered, Directed and Decreed that the attached Rule is adopted as Greene County Local Rule G530-CRIM.

In compliance with Pa. Rule of Civil Procedure 239 and Pa. Rule of Judicial Administration 103, we promulgate the attached Greene County Local Rule and the District Court Administrator shall:

a. File one copy of the local rule with the Administrative Office of Pennsylvania Courts;

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b. File two paper copies and one electronic copy in Microsoft Word format only on a CD-ROM, or other agreed upon alternate format that complies with the requirements of 1 Pa. Code § 13.11 (b), containing the text of the local rule to the Legislative Bureau for the publication in the Pennsylvania Bulletin;

c. File one copy with the Criminal Procedural Rules Committee; and
d. File a copy of the local rule, which shall be continuously available for inspection and copying, in the Office of the Prothonotary of Greene County.

This local rule shall become effective not less than thirty (30) days after the date of publication in the Pennsylvania Bulletin.

ATTEST:
Susan K. White
Prothonotary

BY THE COURT:
Louis Dayich
Louis Dayich, President Judge

LOCAL RULE G530 – CRIM PRETRIAL SERVICES

A Pretrial Services Unit shall be established within the Adult Probation and Parole Office to assist the Court by gathering and making recommendations concerning the release and conditions on bail for individual defendants, to monitor, supervise, and assist defendants released on bail, and to inform the Court of any breach of conditions of release. It is further ORDERED that the following regulations shall govern the pretrial services program:

1. The Adult Probation and Parole Office, through the Pretrial Services Unit, is hereby designated as the bail agency for the Court of Common Pleas of Greene County provided that the posting of bail and other ministerial functions shall remain with the Greene County Clerk of Courts during regular business hours and with the on-call District Judge on weekends, holidays or after hours.

a. The Pretrial Services Unit shall monitor and assist defendants released on bail. The duties and powers of the unit shall include the following:

(i) Collecting and analyzing defendant information for use by the bail authority in assessing the likelihood of failure to appear and the danger that the release of such person may pose to any other person or the community.

(ii) Making recommendations to the Court concerning bail, appropriate conditions of release and continuing conditions of release.

(iii) Monitoring and supervising Defendants who are released on bail conditions during the pretrial phase of their cases; and

(iv) Assisting Defendants released into Pretrial Services in securing any necessary employment, medical, or social services.

2. All motions concerning bail before verdict pursuant to Pa.R.Crim.P. 529(c) shall be heard by the designated Judge in open Court and on the record. Notice of the hearing concerning bail before verdict must be given to the attorney for the Commonwealth, Defense counsel of record, and bail agency (Adult Probations and Parole Office).

3. Whenever a Defendant has failed to comply with the rules and regulations of the bail bond, or of the bail agency, or any other additional conditions of his release, the bail agency shall notify the attorney for the Commonwealth, the attorney for the Defendant, and the Court.

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a. The attorney for the Commonwealth may request a bond revocation and arrest warrant if it appears that a Defendant has violated a term of the bail. The warrant may be served by any authorized law enforcement officer including pretrial and probation officers of the Adult Probation and Parole Office.