

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. 65

December 19, 2019



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Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

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Honorable Farley Toothman, President Judge
Honorable Louis Dayich, Judge

MOTIONS

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Convenes in Pgh.: January 6-10, 2020

Convenes in Pgh.: February 10-14, 2020

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court:

CIVIL

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

JUVENILE

Plea Day: January 16, 2020

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Ronald K. Teska, et ux., to Brett E. Madden, et ux., 34.094 Acres, \$80,000.00 (12-19-19)

CARMICHAELS BOROUGH

Lorraine Welsh, et ux., to Randy Coger, Sr., et ux., .0725 Acre, \$40,450.00 (12-13-19)

CUMBERLAND TOWNSHIP

Kent D. Armstrong Estate, et al., to Henry A. Kowalewski, Lot 235 in Crucible, \$8,000.00 (12-13-19)

Barbara R. Benchek, et al., to Matthew Dickey, .0169 Acre, \$500.00 (12-19-19)

Joseph Cybak, Jr. Estate, et al., to James Willham, et ux., Lot 4 in Nemaocolin Plan, \$5,550.00 (12-19-19)

DUNKARD TOWNSHIP

Bruce Donaldson to VES Land LLC, et al., 60.31 Acres, O&G, \$2,500.00 (12-17-19)

Carol H. Middleton, et ux., to Potomac Mineral Group LLC, 119.9 Acres, O&G, \$74,937.50 (12-17-19)

Joan Headlee to Potomac Mineral Group LLC, 119.9 Acres, O&G, \$74,937.50 (12-17-19)

FRANKLIN TOWNSHIP

Carol Blaker to RCK Family Property LLC, Lots 16 & 17 in Montgomery Plan, \$235,000.00 (12-16-19)

Pikewood Energy Corporation to Three Rivers Royalty LLC, 37.64 Acres, O&G, \$162,167.20 (12-16-19)

Franklin Township Presbyterian Senior Housing, et al., to Presbyterian Seniorcare Portfolio LP, 1.636 Acres, \$3,095,000.00 (12-18-19)

GREENE TOWNSHIP

Katherine Dewey to VES Land LLC, et al., 104.71 Acres, O&G, \$3,000.00 (12-16-19)

JEFFERSON BOROUGH

Deloris M. Young Estate, et al., to Bernard P. Gresko, Lot, \$101,000.00 (12-16-19)

MONONGAHELA TOWNSHIP

Edward G. Budinsky, et ux., to Richard Enoff, et ux., .517 Acre, \$132,000.00 (12-18-19)

MORGAN TOWNSHIP

Jeffrey Ostrich, et ux., to Lower Ten Mile Joint Sewer Authority, 2 Tracts, \$110,000.00 (12-18-19)

PERRY TOWNSHIP

McKinney Romeo Properties LLC to Exit 1 Properties LLC, 6.104 Acres, \$2,900,000.00 (12-18-19)

Moore Self Storage North Carolina LLC, et al., to Muddy Creek Energy Fund I LP, 2 Tracts, O&G, \$117,510.08 (12-19-19)

SPRINGHILL TOWNSHIP

William R. Wilt, Sr. Estate, et al., to LPR Energy LLC, Tracts, O&G, \$10,000.00 (12-13-19)

Laura Lee Cook to LPR Energy LLC, et al., 2 Tracts, O&G, \$151,848.22 (12-13-19)

Liberty Land Services LLC to Three Rivers Royalty LLC, 21.919 Acres, O&G, \$18,631.12 (12-16-19)

Gary L. Burdine, et ux., to Pikewood Energy Corporation, 1 Acre, O&G, \$8,000.00 (12-16-19)

Kelly L. Mayne, et ux., to Royalty Buyers Holding Company LP, 130.80 Acres, O&G, \$9,000.00 (12-17-19)

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Julie A. Jakubczak to Royalty Buyers Holding Company LP, 130.80 Acres, O&G, \$9,000.00 (12-17-19)

Roger T. Sanner, et ux., to George Horner, 19 Acres, \$35,000.00 (12-19-19)

WASHINGTON TOWNSHIP

James H. Cole to EQM Gathering OPCO LLC, R/W, \$132,000.00 (12-19-19)

WAYNESBURG BOROUGH

Melanie J. Becker, et ux., to Alexandria A. Fitch, Lot \$109,000.00 (12-19-19)

WAYNE TOWNSHIP

Jimme M. Flynn to Wayne Township Greene County Volunteer Fire, Lot, \$1,500.00 (12-18-19)

WHITELEY TOWNSHIP

Patricia L. Smith to Pikewood Energy Corporation, 2 Tracts, O&G, \$25,000.00 (12-16-19)

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

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

SECOND 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

THIRD PUBLICATION

FORDYCE, CHARLOTTA L.

Late of Waynesburg, Greene County, Pennsylvania

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Executrix: Sylvia J. Fordyce, 652 Braden Street, Waynesburg, PA 15370

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

McLAUGHLIN, JOANNE M.

Late of Franklin Township, Greene County, Pennsylvania

Co-Executors: Leanna M. Anderson and Bernard J. Martinelli, C/O Cohen & Grisby, P.C. Attorneys, 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152

Attorney: Mario Santilli, Jr., Esquire, Cohen & Grisby, P.C., 625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152

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 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