

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 5, 2020



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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.:
November 9 and 12, 2020

CRIMINAL

Arraignments: November 9, 2020
ARDs: November 9, 2020
ARD Revocations: November 9, 2020
Parole Violations: November 9, 2020
Plea Court: November 17, 18, 19, 2020
License Suspension Appeals: December 21, 2020
Argument Court: November 23, 2020

ORPHANS

Accounts Nisi: November 2, 2020
Accounts Absolute: November 13, 2020

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 12-16, 2021
Convenes in Pgh.: November 30 – December 4, 2020
Convenes in Pgh.: February 8-12, 2021

ARGUMENTS

Argument Court: November 23, 2020

CIVIL

Domestic Relations Contempts: November 23, 2020
Domestic Relations Appeals: November 23, 2020

JUVENILE

Plea Day: November 19, 2020

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Kayla M. Sammons
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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

CARMICHAELS BOROUGH

Faddis Enterprises Inc to ISM Services Inc, 2 Tracts, \$20,000.00 (10-30-20)

CUMBERLAND TOWNSHIP

Joseph Cybak, Jr., Estate, et al., to Marlena M. Minor, Lot 165 in Nemacolin Plan, \$1,000.00 (11-2-20)

Joseph Cybak, Jr., Estate, et al., to Ethan W. Franklin, Lot 249 in Nemacolin Plan, \$5,108.00 (11-3-20)

Joyce Arlene Roscoe Estate, et al., to Thomas W. Vandevender, et ux., Lot 24 in Greene Hills Terrace No 1, \$93,000.00 (11-5-20)

FRANKLIN TOWNSHIP

James K. Willison, Jr., Estate, et al., to James D. Scott, 1.158 Acres, \$18,000.00 (11-3-20)

GREENE TOWNSHIP

John E. Howard, et ux., to Shaun L. Yeager, et al., 10.024 Acres, \$40,000.00 (10-30-20)

JACKSON TOWNSHIP

Jodi L. Gilbert to Three Rivers Royalty II LLC, 6 Acres, O&G, \$19,000.00 (11-3-20)

MONONGAHELA TOWNSHIP

Jerry Yoskovich to Township of Monongahela, Tract, \$10,000.00 (11-5-20)

MORGAN TOWNSHIP

Judith A. Vankirk to Clinton A. Blaney, et ux., .576 Acre, \$6,800.00 (11-2-20)

RICHHILL TOWNSHIP

Kirk J. Hutchinson to Duane J. Jones, et ux., 4 Tracts, \$48,250.00 (11-2-20)

Lee Arthur Tucholski to CNX Midstream DEVCO I LP, et ux., R/W, \$207,966.96 (11-2-20)

Muscular Dystrophy Association Inc to Three Rivers Royalty II LLC, 2 Tracts, O&G, \$250,235.20 (11-3-20)

Michael G. Pikula, et ux., to Ronald F. Davis, et ux., Lot, \$50,500.00 (11-5-20)

SPRINGHILL TOWNSHIP

Robert C. Morris to Keystone Buckeye Energy Holdings LLC, 3 Tracts, O&G, \$1,000.00 (10-30-20)

WASHINGTON TOWNSHIP

J&J Resources Of Greene No 2 LLC to Irish Holdings LLC, 97 Acres, O&G, \$97,800.00 (11-4-20)

John J. Strobel, et ux., to East Ohio Properties LLC, 6 Tracts, \$303,000.00 (11-5-20)

WAYNESBURG BOROUGH

William J. Shultz, et ux., to SR Stuck Properties LLC, 2 Lots, \$16,000.00 (10-30-20)

Kara L. Wilson, et ux., to Haley L. Fullerton, Lot, \$80,000.00 (11-2-20)

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.

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FIRST PUBLICATION

BEAZELL, EILEEN J.

Late of Franklin Township, Greene County, Pennsylvania
Co-Executors: Richard C. Beazell, II, 2543 W. Roy Furman Highway, Waynesburg,
PA 15370 and Randolph B. Beazell, 5743 Buffalo Road, Mt. Airy, MD 21771
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms LLC, 54 South
Washington Street, Waynesburg, PA 15370

DAVIS, ANNA PAULINE a/k/a PAULINE DAVIS

Late of Wayne Township, Greene County, Pennsylvania
Executor: Gary Spitznogle, 227 Smith Creek Road, Spraggs, PA 15362
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms
LLC, 54 South Washington Street, Waynesburg, PA 15370

HOLONICH, MARY KATHRYN

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Karen E. Holonich, 410 Glade Run Road, Carmichaels, PA 15320
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms
LLC, 54 South Washington Street, Waynesburg, PA 15370

KRONK, THOMAS W.

Late of Jefferson Township, Greene County, Pennsylvania
Executrix: Lois Stickovich, P.O. Box 286, Clarksville, PA 15322
Attorney: J. William Hook, Esquire, P.O. Box 792, 189 West High Street,
Waynesburg, PA 15370

THIRD PUBLICATION

CLEMENTS, GLENN E.

Late of Waynesburg, Greene County, Pennsylvania
Administrator: Sherri L. Clements, 171 Maple Street, Carmichaels, PA 15320
Attorney: None

GILL, JOHN CLIFFORD a/k/a JOHN C. GILL a/k/a JOHN GILL

Late of Spraggs, Greene County, Pennsylvania
Executrix: Vicki T. Gill, c/o Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,
Waynesburg, PA 15370
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, 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.

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For review email your prepared documents to: 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

LEGAL NOTICE

To: Unknown Father

In Re: B.J., minor child, born June 10, 2019

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 child, B.J. born June 10, 2019. The court has set a hearing to
consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA
15370 on December 1, 2020, at 12:30 p.m. in the assigned courtroom before the Judge.

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. Southwestern Pennsylvania

Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer
Referral Service, 10 E. High Street, Waynesburg, PA; (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.