

# 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. 64**

**December 12, 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 16 and December 18, 2019

## CRIMINAL

Arraignments: December 16, 2019  
ARDs:  
ARD Revocations:  
Parole Violations: December 16, 2019  
Plea Court:  
License Suspension Appeals: December 16, 2019  
Argument Court: December 27, 2019

## ORPHANS

Accounts Nisi: January 6, 2020  
Accounts Absolute: January 17, 2020

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: April 20-24, 2020  
Convenes in Pgh.: January 6-10, 2020  
Convenes in Pgh.: February 10-14, 2020

## ARGUMENTS

Argument Court:

## CIVIL

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

## JUVENILE

Plea Day: December 19, 2019

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
Editor: Kayla M. Sammons  
E-mail address: [editor.greenerreports@yahoo.com](mailto: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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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## 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

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

### ALEPPO AND JACKSON TOWNSHIPS

Stephen J. Creighton to Derrik Courtwright, 65.15 Acres, \$212,000.00 (12-11-19)

### CENTER TOWNSHIP

Kentor INC to Green Acres Unlimited LLC, 190.473 Acres, \$103,712.00 (12-11-19)

### CUMBERLAND TOWNSHIP

Floreny B. Commons by Plenary Guardian, et al., to Venus B. Hanlin, Lot in Hathaway Addition, \$157,000.00 (12-6-19)

Redevelopment Authority of Greene County to Eva Marie Popielarczyk, Lot 319 in Crucible, \$8,000.00 (12-10-19)

Margaret Ann Rodrigues, et ux., to Matthew Myers, 1.3689 Acres, \$8,000.00 (12-12-19)

### FRANKLIN TOWNSHIP

Barbara Helmecki, et ux., to Pikewood Energy Corporation, 37.64 Acres, O&G, \$80,000.00 (12-9-19)

Robert A. Young, et ux., to Pikewood Energy Corporation, 37.64 Acres, O&G, \$80,000.00 (12-9-19)

### GILMORE TOWNSHIP

Rock Creek Royalty LLC to Coleman Wolsey LLC, et al., 86 Acres, O&G, \$99.00 (12-9-19)

### GREENE TOWNSHIP

Judith Gale Dalton Saurborn to VES Land LLC, et al., 104.71 Acres, O&G, \$5,609.46 (12-6-19)

Jane Brand John, et al., to VES Land, et al., 104.71 Acres, O&G, \$5,250.00 (12-9-19)

### GREENSBORO BOROUGH

Washington Presbytery, et al., to Jeff Hawk, Lot, \$28,000.00 (12-12-19)

### JACKSON AND GILMORE TOWNSHIP

Rock Creek Royalty LLC to Coleman Wolsey LLC, et al., Tracts, O&G, \$99.00 (12-9-19)

### JEFFERSON TOWNSHIP

Rices Landing DPP V LLC to Matru Partnership NO 4, Tract, \$1,346,750.00 (12-10-19)

### MONONGAHELA TOWNSHIP

Ellen M. White Estate, et al., to Big River Holdings LLC, 3 Tracts, \$100,000.00 (12-12-19)

### RICHHILL TOWNSHIP

Sheri Hoy to Pikewood Energy Corporation, 70.4 Acres, O&G, \$4,166.66 (12-9-19)

James Jeffrey Hoy, et al., to Pikewood Energy Corporation, 70.4 Acres, O&G, \$4,166.66 (12-9-19)

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## ESTATE NOTICES

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**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

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

### SECOND PUBLICATION

FORDYCE, CHARLOTTA L.

Late of Waynesburg, Greene County, Pennsylvania  
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, 7<sup>th</sup> Floor, Pittsburgh, PA 15222-3152  
Attorney: Mario Santilli, Jr., Esquire, Cohen & Grisby, P.C., 625 Liberty Avenue, 7<sup>th</sup>  
Floor, Pittsburgh, PA 15222-3152

### THIRD PUBLICATION

BREWER, JAMES L.

Late of Franklin Township, Greene County, Pennsylvania  
Co-Executors: Dayna B. McClure, 1207 11<sup>th</sup> 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

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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

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## FIRST AND FINAL ACCOUNT

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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

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## LEGAL NOTICE

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### FICTITIOUS NAME

Notice is hereby given pursuant to the provisions of Section 311 of Act 1982-295 (54 Pa. C.S.,  
Sec. 311), that a certificate was/will be filed in the office of the Secretary of the Commonwealth  
of Pennsylvania, at Harrisburg, the 2<sup>nd</sup> day of December, 2019 for the conduct of business in  
Greene County, Pennsylvania, under the assumed or fictitious name, style or designation of  
**Zander-Jaxon LLC d/b/a Route 19 Self Storage** with its principal place of business at 3080  
Mt. Morris Road, PO Box 992, Waynesburg, PA 15370.