

# 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. XXXVIII, No. 84**

**March 31, 2022**

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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  
Honorable Jeffry N. Grimes, Judge

## MOTIONS

Criminal & Civil & O.C.:  
April 4 and April 6, 2022

## CRIMINAL

Arraignments: April 4, 2022  
ARDs: April 11, 2022  
ARD Revocations: April 11, 2022  
Parole Violations: April 4, 2022  
Plea Court: April 12-14, 2022  
License Suspension Appeals: April 19, 2022  
Argument Court: May 23, 2022

## ORPHANS

Accounts Nisi: April 4, 2022  
Accounts Absolute: April 14, 2022

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: April 11-14, 2022  
Convenes in Pgh.: April 4-5, 2022  
Convenes in Pgh.: May 16-20, 2022

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christopher M. Simms, President  
Timothy M. Ross, Vice-President  
Allen J. Koslovsky, Secretary  
Blake Birchmeier, Treasurer  
Jessica L. Phillips, 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.

### CENTER TOWNSHIP

Robert C. Sink, JR., A/K/A Robert C. Sink to Second Amendment Farms LP, 3 Tracts,  
\$307,224.00 (3-23-22)

### CUMBERLAND TOWNSHIP

Joann Dolores Sova Estate A/K/A Joann Sova Estate, et ux., to Michael Moser, 2 Tracts,  
\$70,500.00 (3-23-22)

### FRANKLIN TOWNSHIP

Joyce E. Farabee to EQT Production Company, .229 Acres, O&G, \$687.00 (3-23-22)  
Joseph Ky Dinh, et ux., Kenneth G. Stoneking, et ux., Lot in Bonar Plan, \$95,000.00 (3-28-22)

### JEFFERSON TOWNSHIP

George E. Superack, et ux., to Thomas M. Palko, et ux., Lot 4 in Grace L. Long Plan,  
\$129,500.00 (3-28-22)

### MONONGAHELA TOWNSHIP

Barbara Shelton to Patricia A. Citro, Lot 4, \$61,900.00 (3-28-22)

### MORGAN TOWNSHIP

Redevelopment Authority of Greene County to Melissa Marie Beabout, .3481 Acre, \$67,500.00  
(3-28-22)

### MORRIS TOWNSHIP

Chivon M. Pealer to The Mineral Company, et ux., 104 Acres, O&G, \$8,465.03 (3-23-22)  
Sylvia A. Pealer to The Mineral Company, 104 Acres, O&G, \$8,465.03 (3-23-22)

### SPRINGHILL TOWNSHIP

Pamela J. Kerr to The Mineral Company, et ux., 8 Acres, O&G, \$5,692.38 (3-23-22)

### WAYNE TOWNSHIP

James D. Reagan, et ux., to EQT Production Company, R/W, 88.78 Acres, O&G, \$5,265.37 (3-23-22)

Carl M. Warnick to Neil Chisler, et ux., 2 Lots, \$7,000.00 (3-28-22)

### WAYNESBURG BOROUGH

Glenn R. Toothman, III, A/K/A Glenn Toothman, III, et ux., to BSP Properties, LLC, Lot,  
\$25,000.00 (3-24-22)

Donald E. George Estate, et al., to Headlee Partnership, Lot 5 in T J Wisecarver Addition,  
\$300.00 (3-25-22)

### WHITELEY TOWNSHIP

Linda D. Morris to The Mineral Company, et ux., 64 Acres, O&G, \$672,000.00 (3-23-22)  
Armour E. Black to The Mineral Company, et ux., 2 Tracts, O&G, \$3,713.75 (3-23-22)

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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

RINEHART, JESSE L., JR. A/K/A JESSE L. RINEHART

Late of Franklin Township, Greene County, Pennsylvania  
Co-Executor: Ronald L. Rinehart, 21269 Rosetta Place, Ashburn, VA 21269  
Co-Executor: Cynthia Rinehart, 21269 Rosetta Place, Ashburn, VA 20147  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

### SECOND PUBLICATION

PALETTA, JOHN A/K/A JOHN PALETTA, JR.

Late of Carmichaels Borough, Greene County, Pennsylvania  
Executrix: Lori J. Paletta-Davis, 130 Colonial Drive, Waynesburg, PA 15370  
Attorney: Christopher Michael Simms, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

SEMANCIK, THOMAS V.

Late of Clarksville, Greene County, Pennsylvania  
Executrix: Bette Doneruitch, 1711 Norsen Drive, Pittsburgh, PA 15243  
Attorney: Eric J. Yandrich, Esquire, 2101 Greentree Road, Pittsburgh, PA 15220

### THIRD PUBLICATION

BLUE, DAVID O.

Late of Franklin Township, Greene County, Pennsylvania  
Administratrix c.t.a.: Connie A. Blue, 1040 9<sup>th</sup> Street, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

COLDREN, DAVID FREDERICK A/K/A DAVID F. COLDREN

Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Nora H. Coldren, 525 Fifth Avenue, Waynesburg, PA 15370  
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

CRILE, BEVERLY A/K/A BEVERLY Y. CRILE

Late of Jefferson Borough, Greene County, Pennsylvania  
Administrator: Bonnie Crile, 478 Dividing Ridge Road, Waynesburg, PA 15370  
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

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SWARTZ, DONALD R.

Late of Rices Landing, Greene County, Pennsylvania  
Executor: Glenn T. Swartz, 123 Tee Drive, Maidsville, WV 26541  
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

TICHENOR, ARDETH N.

Late of Waynesburg, Greene County, Pennsylvania  
Administratrix: Benjamin M. Tichenor, Jr., 464 Green Valley Road, Waynesburg, PA 15370  
Attorney: Clark A. Mitchell, Esquire, 17 South College Street, Washington, PA 15301 (724) 229-9500

WELLING, RONALD F.

Late of Richhill Township, Greene County, Pennsylvania  
Executrix: Barbara Mannion, 1986 Aleppo Road, Wind Ridge, PA 15380  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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## SHERIFF'S SALE

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### **By Virtue of a Writ of Execution (Mortgage Foreclosure) No. ED-39-2018 AD-789-2017**

Issued out of the Court of Common Pleas of Greene County, Pennsylvania and to me directed, I will expose the following described property at public sale at the Greene County Courthouse in the City of Waynesburg, County of Greene, Commonwealth of Pennsylvania on:

**FRIDAY, APRIL 22, 2022  
AT 10:00 O'CLOCK A.M.**

All parties in interest and claimants are further notified that a proposed schedule of distribution will be on file in the Sheriff's Office no later than twenty (20) days after the date of the sale of any property sold hereunder, and distribution of the proceeds will be made in accordance with the schedule ten (10) days after said filing, unless exceptions are filed with the Sheriff's Office prior thereto.

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ALL that certain house and lot of ground situate in Carmichaels Borough, Greene County, Pennsylvania, bounded and described as follows:

BEGINNING on the West side of South Market Street at the corner of lands now or formerly Agnes Areford; thence by lands now or formerly of Agnes Areford, South 71 degrees 50' West 166 feet to a point, corner of lands now or formerly of Thomas Wright; thence by lands now or formerly of Thomas Wright, North 25 degrees 10' West 69.5 feet to a point, corner of lands now or formerly of Laura Fox; thence by lands now or formerly of Laura Fox, North 74 degrees 56' 40'' East 174.74 feet to a point at West side of South Market Street; thence by South Market Street, South 15 degrees 10' East 59.5 feet to a point, the place of BEGINNING.

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BEING THE SAME PREMISES which David O'Dell Davis and Colleen Davis, husband and wife, by Deed dated 07/22/2005 and recorded 08/01/2005 in the Office of the Recorder of Deeds in and for the County of Greene in Deed Book 0328, Page 0384, granted and conveyed unto David O'Dell Davis and Colleen Davis, husband and wife, tenants by the entireties, in fee.

Tax Parcel: 02-04-191

Premises Being: 229 South Market St, Carmichaels, PA 15320

PROPERTY ADDRESS: 229 South Market St, Carmichaels, PA 15320

UPI / TAX PARCEL NUMBER: 02/04/191//

**Seized and taken into execution to be sold as the property of DAVID O'DELL DAVIS A/K/A DAVID ODELL DAVIS A/K/A DAVID DAVIS; COLLEN DAVIS in suit of THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE FOR SOUNDVIEW HOME LOAN TRUST 2005-CTX1, ASSETBACKED CERTIFICATES, SERIES 2005-CTX1.**

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**Attorney for the Plaintiff:**  
Brock & Scott PLLC  
Mount Laurel, NJ 844-856-6646

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**MARCUS N. SIMMS, Sheriff**  
**Greene County, Pennsylvania**