

# 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. XXXVI, No. 28

April 5, 2018

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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.:  
April 9, 11 & 13, 2018

## CRIMINAL

Arraignments: April 9, 2018  
ARDs: April 9, 2018  
ARD Revocations: April 9, 2018  
Parole Violations: April 16, 2018  
Plea Court: April 9 & 10, 2018  
License Suspension Appeals: April 16, 2018

## ORPHANS

Accounts Nisi: May 7, 2018  
Accounts Absolute: April 13, 2018

## SUPREME COURT SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: April 9-13, 2018  
Convenes in Pgh.: April 17 - 19, 2018  
Convenes in Pgh.: May 7 - 11, 2018

## ARGUMENTS

Argument Court: May 2, 2018

## CIVIL

Domestic Relations Contempts:  
April 23, 2018  
Domestic Relations Appeals  
April 23, 2018

## JUVENILE

Plea Day: April 19, 2018

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christine N. Nash, President

Christopher Simms, Vice-President

Adam Belletti, Secretary

Jessica Phillips, Treasurer

Brandon K. Meyer, 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 TOWNSHIP

Thomas Paul Strait to Rice Drilling B LLC, 5 Acres O&G, \$1,180.56 (3-26-18)

### CENTER TOWNSHIP

Greystone Energy & Minerals LLC to EQT Production Company, 55 Acres O&G, \$128,333.33 (3-26-18)

Richard E Barnes to Rice Drilling B LLC, 202 Acres O&G, \$210.30 (3-26-18)

Vera A Dunbar et con to Rice Drilling B LLC, 11 Acres O&G, \$1,201.95 (3-26-18)

Cindy L Stone et con to Rice Drilling B LLC, 11 Acres O&G, \$1,201.95 (3-26-18)

### CUMBERLAND TOWNSHIP

Pechin Leasing LLC to Renee E Caldwell, 203 Acres, \$25,000. (3-27-18)

### FRANKLIN & JACKSON TOWNSHIPS

William H Tedrow et ux to Red Stone Resources LLC, Tracts O&G, \$6,183.27 (3-28-18)

Collette Tedrow et con to Red Stone Resources LLC, Tracts O&G, \$2,061.09 (3-28-18)

Cynthia L Tedrow to Red Stone Resources LLC, Tracts O&G, \$6,183.57 (3-28-18)

Shirley M Bauer to Red Stone Resources LLC, Tracts O&G, \$2,061.09 (3-28-18)

### FREEPORT TOWNSHIP

Beulah Pauline Roberts to Three Rivers Royalty LLC et al, 2 Tracts O&G, \$118,430. (3-23-18)

### GILMORE TOWNSHIP

Barry J Miller to Rice Drilling B LLC, 79 Acres O&G, \$24,828.13 (3-26-18)

### MORGAN TOWNSHIP

Lawrence A Sanner et ux to Rice Drilling B LLC, 3 Acres O&G, \$272.93 (3-26-18)

### MORRIS TOWNSHIP

Randy A King et ux to Juliet Salerno, 2 Tracts, \$197,500. (3-23-18)

### PERRY TOWNSHIP

Mepco LLC to Charles A Knisell, 134.496 Acres, \$155,000. (3-23-18)

Franklin Michael Chisler et ux to Robert W Haines et al, Tract, 38,000. (3-23-18)

Robert H Conrad to Strata Petroleum LLC, 133.560 Acres O&G, \$2,544.60 (3-27-18)

### RICHHILL TOWNSHIP

Shirley J Koehler et con to Rice Drilling B LLC, 12.33 Acres O&G, \$100. (3-26-18)

Doris Day Polites to Rice Drilling B LLC, Tracts O&G, \$1,038. (3-26-18)

Betty Boll to Rice Drilling B LLC, 111.8 Acres O&G, \$441.92 (3-26-18)

### SPRINGHILL TOWNSHIP

Nancy E Janosky et con to Rice Drilling B LLC, 2 Tracts O&G, \$1,446.18 (3-26-18)

Gail Eugene Kirby to Rice Drilling B LLC, 44.75 Acres O&G, \$20,400. (3-26-18)

Amy C Willbanks et con to Rice Drilling B LLC, Tracts O&G, \$7,083.34 (3-26-18)

Badger Consulting LLC to Three Rivers Royalty LLC, 2 Tracts O&G, \$525,597.80 (3-28-18)

ATX Mineral Holdings LLC to Three Rivers Royalty LLC, 77 ¾ Acres O&G, \$17,493.75 (3-28-18)

### WAYNE TOWNSHIP

James Shumaker et ux to Rice Drilling B LLC, 141.962 Acres O&G, \$21,979.83 (3-26-18)

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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

IRVIN, JAN ELISE

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Paula Irvin, 131 Blair Ct., Waynesburg, PA 15370  
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

### SECOND PUBLICATION

ARMSTRONG, KENT DOUGLAS

Late of Crucible, Greene County, Pennsylvania  
Administrator: Henry Kowalewski, 350 Chartiers Road, Clarksville, PA 15322  
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,  
Waynesburg, PA 15370

BEDILION, CHARLES S.

Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Robin R. Hawk a/k/a Robin R. Bedilion, 330 Nazer Street, Apt. 407,  
Waynesburg, PA 15370  
Attorney: Daniel R. Fallon, Esquire, 1100 Bondsville Road, Downingtown, PA 19335

GAYNOR, ROBERT EUGENE A/K/A BOB GAYNOR

Late of Perry Township, Greene County, Pennsylvania  
Administratrix: Doronda W. Gaynor, % Zebley Mehalov & White, P.C., Attorneys at  
Law, 18 Mill Street Square, Post Office Box 2123, Uniontown, PA 15401  
Attorney: Daniel R. White, Esquire, 18 Mill Street Square, Post Office Box 2123,  
Uniontown, PA 15401

HART, CHARLES WILLIAM

Late of Carmichaels, Greene County, Pennsylvania  
Administrator: Cheryl Hart, 771 South Eighty Eight Road, Carmichaels, PA 15320  
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,  
Waynesburg, PA 15370

McCLURE, JOHN W.

Late of Franklin Township, Greene County, Pennsylvania  
Executor: Mark E. McClure, 8413 Bluestone Ct., Columbia, MD 21046  
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

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TALLERICO, SR., JOSEPH

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Jo Suzanne Rohanna, 156 Curry Road, Waynesburg, PA 15370  
Executor: Joseph Tallerico, Jr., 158 Curry Road, Waynesburg, PA 15370  
Attorney: David C. Hook, Esquire, P O Box 898, 430 East Oakview Drive,  
Suite 101, Waynesburg, PA 15370

WOOD, ELAINE H.

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Autumn J. Laskody, Executrix, 352 Hill School House Road,  
Waynesburg, PA 15370  
Attorney: J. William Hook, Esquire, P O Box 792, 189 West High Street,  
Waynesburg, PA 15370

### THIRD PUBLICATION

ATKINSON, BOBBY DUANE

Late of Richhill Township, Greene County, Pennsylvania  
Executor: Ronnie Atkinson, 206 South Washington Street, Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

DUNHAM, HELEN M.

Late of Waynesburg, Greene County, Pennsylvania  
Executor: Janice H. Grimes, 362 Valley View Road, Jefferson, PA 15344  
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

KUZLINSKI, JULIA ELIZABETH

Late of Rices Landing Borough, Greene County, Pennsylvania  
Executor: Rudolph T. Juracko, 302 Steel Hill Road, Mt. Morris, PA 15349  
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC,  
98 East Maiden Street, Washington, PA 15301

KUZLINSKI, STANLEY WALTER A/K/A STANLEY KUZLINSKI

Late of Rices Landing Borough, Greene County, Pennsylvania  
Executor: Rudolph T. Juracko, 302 Steel Hill Road, Mt. Morris, PA 15349  
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC,  
98 East Maiden Street, Washington, PA 15301

SMITH, SR., JAMES H.

Late of Washington Township, Greene County, Pennsylvania  
Co-Executrix: Debora C. Longstreth n.k.a Deborah Smith, 518 Central Avenue,  
Washington, PA 15301  
Co-Executrix: Brenda M. Lindsay, 2257 Ridge Road, South Park, PA 15129  
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

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RICE, DELORAS T.

Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Mildred A. Rohanna, 1585 Sixth Street, Waynesburg, PA 15370  
Attorney: John W. McIlvaine, Esquire, 33 West Beau Street, Washington, PA 15301

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## LEGAL NOTICE

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**To: Christopher Allen Tuttle**

**In Re: E.M.T., minor child.**

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, E.M.T. 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 April 23, 2018 at 8:30 a.m. in the assigned courtroom before Judge Farley Toothman.

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 Building, 19 South Washington 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 9-2018**

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 20, 2018  
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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Wells Fargo Bank, NA

v.

Courtney E. Cummings AKA Courtney E. Wolfe and Steven D. Cummings

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF DUNKARD, GREENE COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING THE SAME PREMISES WHICH ETTA JEAN DILLINGER, WIDOW, BY DEED DATED SEPTEMBER 4, 2007 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON SEPTEMBER 6, 2007 IN DEED BOOK 0375, PAGE 0323, GRANTED AND CONVEYED UNTO COURTNEY E. WOLFE AND STEVEN D. CUMMINGS, NO MARITAL STATUS SHOWN. ALSO KNOWN AS 618 TAYLORTOWN ROAD, DILLINER, PA 15237  
PARCEL NO. 06-04-129

PROPERTY ADDRESS: 618 Taylortown Road, Dilliner, PA 15327

UPI/TAX PARCEL NUMBER: 06-04-129

**Seized and taken into execution to be sold as the property of COURTNEY E. CUMMINGS, A/K/A COURTNEY E. WOLFE, STEVEN D. CUMMINGS in suit of WELLS FARGO BANK, NA.**

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Attorney for the Plaintiff:  
Manley Deas Kochalski, LLC  
Columbus, OH 614-220-5611

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania

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## SHERIFF'S SALE

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### By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED 11-2018

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 20, 2018  
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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Linda L. Abbott

vs.

Edward W. Abbott

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF EDWARD W. ABBOTT OF IN,  
AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATE IN THE TOWNSHIP OF  
CUMBERLAND, COMMONWEALTH OF PENNSYLVANIA, COUNTY OF GREENE.

HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS  
119 CUMBERLAND VILLAGE, CARMICHAELS, PA, 15320. PARCEL NUMBER 05-33-  
259.

PROPERTY ADDRESS: 119 Cumberland Village, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBERS: 05-33-259

**Seized and taken into execution to be sold as the property of EDWARD W. ABBOTT,  
TINA M. REED, in suit of LINDA L. ABBOTT**

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Attorney for the Plaintiff:  
Weltman, Weinberg & Reis, Co., L.P.A.  
Pittsburgh, PA 412-434-7955

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania