

# 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. XXXV, No. 36**

**June 1, 2017**

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## Table of Contents

<b>Deed Transfers .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 4</b>
<b>Sheriff Sale .....</b>	<b>Page 6</b>

*Serving the Legal Community of Greene County*

Since October 1982

# The Greene Reports

2-----06/01/17-----

**COURT OF COMMON PLEAS**  
Honorable Farley Toothman, President Judge  
Honorable Louis Dayich, Judge

## MOTIONS

Criminal: June 5, 2017  
Civil & O.C. June 9, 2017

## CRIMINAL

Arraignments: June 5, 2017  
ARDs: June 12, 2017  
ARD Revocations: June 12, 2017  
Parole Violations: June 5, 2017  
Plea Court: June 13 & 14, 2017

## ORPHANS

Accounts Nisi: \_\_\_\_\_, 2017  
Accounts Absolute: \_\_\_\_\_, 2017

**SUPREME COURT  
SUPERIOR COURT  
COMMONWEALTH COURT**

## ARGUMENTS

Argument Court: June 5, 2017

## CIVIL

Domestic Relations Contempts:  
June 19, 2017  
Domestic Relations Appeals  
June 26, 2017

## JUVENILE

Pre-Adjudication Conf.: June 6, 2017  
Plea Day: June 15, 2017

Convenes in Pgh.: June 5, 2017 (Adm. Session)  
Convenes in Pgh.: June 19 - 23, 2017  
Convenes in Pgh.: November 13 - 18, 2017

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

E-mail address: [editor.greenerereports@yahoo.com](mailto:editor.greenerereports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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# The Greene Reports

-----06/01/17-----3

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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

Aleppo School LLC to Badger Consulting LLC, 4.30 Acres O&G, \$30,000. (5-19-17)  
John B Williams et ux to Rice Drilling B LLC, 74.997 Acres O&G, \$1,087,456.50 (5-24-17)  
Judith L King to Rice Drilling B LLC, 20 Acres O&G, \$2,071.88 (5-24-17)  
Mildred Courtright Est to Rice Drilling B LLC, 100 Acres O&G, \$13,836.52 (5-24-17)  
Linda S Edwards et con to Rice Drilling B LLC, 75 Acres O&G, \$5,224.43 (5-24-17)  
Robert A Cipic Sr et ux to Rice Drilling B LLC, 20 Acres O&G, \$647.46 (5-25-17)  
Tamara D Conroy to Rice Drilling B LLC, 2 Tracts O&G, \$2,206.25 (5-25-17)  
Roger R Evans et ux to Rice Drilling B LLC, 66.528 Acres O&G, \$11,088. (5-25-17)  
Walter B Riggle et ux to Rice Drilling B LLC, 184.039 Acres O&G, \$1,000. (5-25-17)  
Hilltop Minerals LLC ux to Rice Drilling B LLC, 1 Acre O&G, \$1,413.69 (5-25-17)  
Hilltop Minerals LLC to Rice Drilling B LLC, 30 Acres O&G, \$22,265.63 (5-25-17)

### CENTER TOWNSHIP

James Robert Carbin to Robert Yeager, 1.98 Acres, \$13,000. (5-23-17)

### CUMBERLAND TOWNSHIP

US Bank NA to Louis Balazick, Lot 273 Crucible, \$44,500. (5-19-17)

### FRANKLIN TOWNSHIP

Dale B Cook et ux to Rice Drilling B LLC, 2 Tracts O&G, \$22,563. (5-25-17)  
Gerald Fontana et ux to Rice Drilling B LLC, 7.27 Acres O&G, \$72,137.80 (5-25-17)

### JEFFERSON TOWNSHIP

Helen B Nardis Est to Dominick J Barbetta, Lot, \$39,900. (5-19-17)

### MORGAN TOWNSHIP

Broadwater Family Trust to Christopher L Negley et at, Lot 10 William Porter Plan, \$135,000. (5-22-17)

### PERRY TOWNSHIP

Keith A Main et ux to Badger Consulting LLC, 62.50 Acres O&G, \$1,570. (5-19-17)  
Robert W Rizer et al to Badger Consulting LLC, 92 Acres O&G, \$100. (5-19-17)  
Mark-Richard Muchow to Rice Drilling B LLC, 95.064 Acres O&G, \$855,576. (5-24-17)  
Lillian L Phillips to Lola Energy Operating Co LLC, Tract, \$100,000.

### PERRY & DUNKARD TOWNSHIPS

Carl Edward Gooden to Steel City Minerals LLC, 4 Tracts O&G, \$8,231.94 (5-24-17)  
Scott Joseph Alleman to Steel City Minerals LLC, 4 Tracts O&G, \$706.13 (5-24-17)  
Bowers-Keith Family Revocable Trust to Steel City Minerals LLC, 4 Tracts O&G, \$627.67 (5-24-17)  
Miranda Deann Papest to Steel City Minerals LLC, 4 Tracts O&G, \$235.38 (5-24-17)  
Michelle Barbara Root to Steel City Minerals LLC, 4 Tracts O&G, \$156.92 (5-24-17)  
Jacqueline Marie stone to Steel City Minerals LLC, 4 Tracts O&G, \$156.92 (5-24-17)  
Kimberley Kathleen Kendrick to Steel City Minerals LLC, 4 Tracts O&G, \$156.92 (5-24-17)  
Deanna Judy McNickle to Steel City Minerals LLC, 4 Tracts O&G, \$78.46 (5-24-17)  
Jeri Lynette Keith to Steel City Minerals LLC, 4 Tracts O&G, \$2,615.32 (5-24-17)  
Leslie Jean Whited to Steel City Minerals LLC 4 Tracts O&G, \$2,615.31 (5-25-17)  
Bowers-Keith Family Revocable Trust to Steel City Minerals LLC, 4 Tracts O&G, \$2,615.32 (5-25-17)

# The Greene Reports

4-----06/01/17-----

## PERRY & DUNKARD TOWNSHIPS (Continued)

Betty B Halderman Family Trust to Steel City Minerals LLC 3 Tracts O&G, \$2,390.60 (5-25-17)  
Gary L Pringle Jr et al to Steel City Minerals LLC 4 Tracts O&G, \$1,098.43 (5-25-17)  
Leslie Jean Whited to Steel City Minerals LLC 4 Tracts O&G, \$1,608.41 (5-25-17)  
Melody Deann Rhode et con to Steel City Minerals LLC 4 Tracts O&G, \$863.05 (5-25-17)  
Jeri Lynette Keith to Steel City Minerals LLC 4 Tracts O&G, \$627.67 (5-25-17)  
Debra Ann Beyer to Steel City Minerals LLC 4 Tracts O&G, \$627.67 (5-25-17)

## RICHHILL TOWNSHIP

Aloise Penska et ux to Rice Drilling B LLC, 1.158 Acres O&G, \$9,843. (5-25-17)

## SPRINGHILL TOWNSHIP

Kathleen J Bullock to Badger Consulting LLC, 59.3125 Acres O&G, \$1,570. (5-19-17)  
Badger Consulting LLC to Rice Drilling B LLC, 79 Acres O&G, \$1,185,000. (5-24-17)

## WASHINGTON TOWNSHIP

Diane L Sninsky to EQT Production Company, 2 Tracts O&G, \$202,488. (5-22-17)  
Irene M Farabee to J Mason et ux, 5.1902 Acres, \$249,900. (5-24-17)

## WAYNE TOWNSHIP

Bank of America NA to Scott A Steele, 5-845 Acres, \$16,310.93. (5-19-2017)  
Gerald M Kiger to Rice Drilling B LLC, 95.064 Acres O&G, \$1,741,200 (5-24-17)  
Badger Consulting LLC to Rice Drilling B LLC, 2 Tracts O&G, \$582,600. (5-24-17)

## WHITELEY TOWNSHIP

Badger Consulting LLC to Rice Drilling B LLC, 73.770 Acres O&G, \$1,106,550 (5-24-17)

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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

KNESTRICK RUBY JANET a/k/a RUBY J. KNESTRICK a/k/a RUBY KNESTRICK  
Late of Jefferson, Greene County, Pennsylvania  
Co-Executors: Mark Knestrick and Carla Krajnak %Cheryl Catherine Cowen,  
Esquire, 769 Lippencott Road, Waynesburg, PA 15370  
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,  
Waynesburg, PA 15370

# The Greene Reports

-----06/01/17-----5

## SECOND PUBLICATION

DENNIS, HAROLD RAY  
Late of Monongahela Township, Greene County, Pennsylvania  
Executrix: Judith Raubaugh, 108 Cedar Street, Masontown, PA 15461  
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

FONNER, SR., STEVE A/K/A STEVE EDWARD FONNER  
Late of Morris Township, Greene County, Pennsylvania  
Executer: Steve E. Fonner, Jr., 780 Hopkins Run Road, Sycamore, )PA 15364  
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC,  
98 East Maiden Street, Washington, PA 15301

MURPHY, FRANCES A. a/k/a EMMA FRANCES MURPHY  
Late of Jefferson, Greene County, Pennsylvania  
Executrix: Margaret L. Simmons, 109 Goslin Road, Jefferson, PA 15344  
Attorney: Kirk A. King, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

## THIRD PUBLICATION

GRECO, BESSIE M.  
Late of Waynesburg, Greene County, Pennsylvania  
Executer: Louie B. Greco, 555 West High Street, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

HARTER, ASHLEY MARIE  
Late of Waynesburg, Greene County, Pennsylvania  
Administrator: Vicki Harter, 615 North Wabash Street, Wheeling, WV 26003  
Attorney: Scott B. Horowitz, Esquire, Welch, Gold, Siegel & Fiffik, P.C.,  
428 Forbes Avenue, Suite 240, Pittsburgh, PA 15219

# The Greene Reports

6-----06/01/17-----

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## SHERIFF'S SALE

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By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED 77-2017

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, JUNE 16, 2017**  
**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.

\_\_\_\_\_  
Pennsylvania Housing Finance Agency

vs.

Donald R. Clark, Jr.

ALL those certain 3 tracts of land in Greene Township, Greene County, Pennsylvania, as follows:

TRACT NO. 1: being approx.. 4 x 5.3 x 2.4 x 7 perches; TRACT NO. 2: 11./8 x 4.8 x 7 x 4.8 x 3.3 x 3 x 3 perches; and TRACT NO. 3: being approx.. 1.67 x 1.72 x 92 x 2.20 x 1.86 x 4.45 perches.

HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 1324 Garards Fort Road, Waynesburg, PA 15370

PARCEL ID# 11-03-202

Greene County Deed Book 459, page 2419

TO BE SOLD AS THE PROPERTY OF DONALD R. CLARK R. UNDER GREENE COUNTY JUDGMENT NO. AD-142-2017

PROPERTY ADDRESS: 1324 Garards Fort Road, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 11-03-202

**Seized and taken into execution to be sold as the property of DONALD R CLARK JR. in suit of PENNSYLVANIA HOUSING FINANCE AGENCY**

\_\_\_\_\_  
Attorney for the Plaintiff:  
Purcell, Krug & Haller  
Harrisburg, PA 717-234-4178

\_\_\_\_\_  
BRIAN A. TENNANT, SHERIFF  
GREENE COUNTY, PENNSYLVANIA