

# 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. 20

February 8, 2018

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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.:  
Feb. 12, 14, & 16, 2018

## CRIMINAL

Arraignments: Feb. 12, 2018  
ARDs: Feb. 12, 2018  
ARD Revocations: Feb. 12, 2018  
Parole Violations: Feb. 19, 2018  
Plea Court: Feb. 12 & 13, 2018  
License Suspension Appeals: Feb. 19, 2018

## ORPHANS

Accounts Nisi: March 5, 2018  
Accounts Absolute: Feb. 16, 2018

## SUPREME COURT SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: April 9-13, 2018  
Convenes in Pgh.: Feb. 27 – March 1, 2018  
Convenes in Pgh.: February 5 - 9, 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.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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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## DEED TRANSFERS

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

### ALEPPO TOWNSHIP

Marvin A Tedrow et ux to Rice Drilling B LLC, 5 Acres O&G, \$500. (1-26-18)  
Gary V Chambers et ux to Rice Drilling B LLC, 5 Acres O&G, \$520.83 (1-26-18)  
David L Chambers to Rice Drilling B LLC, 5 Acres O&G, \$520.83 (1-26-18)  
Larry W Tedrow et ux to Rice Drilling B LLC, 5 Acres O&G, \$500. (1-26-18)  
Martin D Galentine et ux to Rice Drilling B LLC, 22 Acres O&G, \$4,007.15 (1-26-18)  
John M Jackson et ux to Rice Drilling B LLC, 3 Acres O&G, \$39.90 (1-26-18)  
Mary Virginia Rhoades Church to Rice Drilling B LLC, 126.818 Acres O&G, \$100. (1-26-18)  
Robert Harold Fullerton et ux to Rice Drilling B LLC, 2 Tracts O&G, \$2,914.84 (1-31-18)

### ALEPPO & RICHHILL TOWNSHIPS

Russell B McCloud to Rice Drilling B LLC, 103.25 Acres O&G, \$48,257.14 (1-31-18)  
Donna L McCloud et al to Rice Drilling B LLC, 103.25 Acres O&G, \$96,514.28 (1-31-18)

### CENTER TOWNSHIP

EQT Production Company to Chevron Appalachia LLC, 188 Acres O&G, \$102,678.55 (1-30-18)  
EQT Production Company to Chevron Appalachia LLC, 2 Tracts O&G, \$266,950.05 (1-30-18)

### CUMBERLAND TOWNSHIP

William F Cooper Jr et ux to Barbara A Walters et al, 2 Tracts, \$10,000. (1-29-18)  
Greene Co Habitat for Humanity Inc to Julie L Kotyuha, 2 Tracts, \$60,413.45 (1-31-18)  
Patrick J Burns Jr to Boondocks Sales LLC, Tract, \$10,000. (1-31-18)

### FRANKLIN TOWNSHIP

Carolyn Sue Masters to Shaun E Wilson et ux, Lots 20-22 \$25,500. (1-26-18)  
David F Pollock et ux to Bradley J Edgar et ux, .539 Acre, \$22,000. (1-29-18)

### GILMORE TOWNSHIP

Thomas Roberts Trust to Hilltop Minerals LLC, 79.156 Acres O&G, \$10,365. (1-29-18)  
Lynn Winters to Hilltop Minerals LLC, 79.156 Acres O&G, \$1,813.50 (1-29-18)  
Sam D Marcum et ux to Hilltop Minerals LLC, 79.156 Acres O&G, \$1,813.50 (1-29-18)  
Allenda Darling to Monongalia County Coal Company, 72.196 Acres Coal, \$7,500. (1-30-18)  
Barbara Lee Darling Johnson to Monongalia County Coal Company, 72.196 Acres Coal, \$15,000. (1-30-18)

### GREENE TOWNSHIP

Samuel H Brown et ux to Five Star Resources, 2 Tracts O&G, \$131,444. (1-26-18)

### JEFFERSON TOWNSHIP

Philip W Galing et ux to Jerry D Koscheck et ux, 1.1339 Acres, \$7,500. (1-30-18)

### PERRY TOWNSHIP

Felix E Westwood to Lightning Creek Holdings LP, 134.726 Acres O&G, \$6,000. (1-29-18)  
Harold C Campbell et ux to Lightning Creek Holdings LP, 134.726 Acres O&G, \$4,000. (1-29-18)  
Robert T Westwood et ux to Lightning Creek Holdings LP, 134.726 Acres O&G, \$6,000. (1-29-18)

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## RICHHILL TOWNSHIP

CNX Land LLC to Cone Midstream Devco I LP et al, \$873,440. (1-26-18)  
 Marlyn J Wright to Rice Drilling B LLC, 12.33 Acres O&G, \$136.47 (1-26-18)  
 Terry L Whipkey et ux to Rice Drilling B LLC, 9 Acres O&G, \$100. (1-26-18)  
 James Whipkey et ux to Rice Drilling B LLC, 9 Acres O&G, \$100. (1-26-18)  
 Robert F Meighen et ux to Rice Drilling B LLC, 40 Acres O&G, \$33,333.33 (1-31-18)  
 Bonita Dodson et ux to Conrhein Coal Co et al, Lot, Coal, \$1,000. (1-31-18)  
 Catherine L Antel to Conrhein Coal Co et al, Lot, Coal, \$1,000. (1-31-18)  
 Howard H Antel et ux to Conrhein Coal Co et al, Lot, Coal, \$1,000. (1-31-18)

## SPRINGHILL TOWNSHIP

Kim L Ward et con to Rice Drilling B LLC, 2 Tracts O&G, \$6,717.81 (1-31-18)  
 Roger M Renko to Rice Drilling B LLC, 2 Tracts O&G, \$6,717.81 (1-31-18)  
 Sharlene S McLeod to Rice Drilling B LLC, 9 Acres O&G, \$163.74 (1-31-18)  
 Tracie A Rotunda Graham to Rice Drilling B LLC, 2 Tracts O&G, \$6,717.81 (1-31-18)

## RICHHILL & CENTER TOWNSHIPS

Melodie L Brown to Rice Drilling B LLC, 2 Tracts O&G, \$12,334.43 (1-31-18)

## WAYNESBURG BOROUGH

Linda L Burcher et al to Leeann Danley, 2 Tracts, \$90,000. (1-31-18)

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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

ANTILL, SUSAN ELLEN a/k/a SUSAN E. ANTILL  
 Late of Non-Resident, Washington County Register of Wills  
 Estate File No. 63-17-1430  
 Ancillary Executor: R. Kelvin Antill, 1415 Wine Spring Lane,  
 Ruxton, MD 21204-3667  
 Attorney: James B. Courtney, Esquire, 142 North Court Avenue, P O Box 1315,  
 Somerset, PA 15501-0315

CHAMBERS, SHIRLEY JEAN  
 Late of Richhill Township, Greene County, Pennsylvania  
 Administratrix: Debra Ann Whitlatch, 156 Hughes Road, Graysville, PA 15337  
 Attorney: Charles J. Morris, Esquire, Pollock Morris LLC, 54 South  
 Washington Street, Waynesburg, PA 15370-2036

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DEAN, BARBARA J.  
 Late of Rogersville, Greene County, Pennsylvania  
 Executor: Wayne Perry, 505 Bosworth Place, Cary, NC 27519  
 Attorney: Glenn H. Gillette, Esquire, Thomson, Rhodes & Cowie, P.C.  
 1010 Two Chatham Center, Pittsburgh, PA 15219

ZALAR, EDWARD MARTIN a/k/a EDWARD M. ZALAR, JR.  
 Late of Carmichaels, Greene County, Pennsylvania  
 Executor: Robert J. Zalar, 830 Browns Ferry Road, Carmichaels, PA 15320  
 Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,  
 Waynesburg, PA 15370

### SECOND PUBLICATION

KERR, NATHAN BRIAN  
 Late of Cumberland Township, Greene County, Pennsylvania  
 Executor: Brian Lee Landau, 447 Air Shaft Road, Rices Landing, PA 15357  
 Attorney: Brandon K. Meyer, Esquire, 136 East High Street,  
 Waynesburg, PA 15370

LESLIE, SR., DONALD L. a/k/a DONALD LEROY LESLIE, SR.  
 Late of Greensboro, Greene County, Pennsylvania  
 Executrix: Deborah Leslie Reynolds, 372 Hill School House Road,  
 Waynesburg, PA 15370  
 Attorney: Kirk A. King, Esquire, 77 South Washington Street,  
 Waynesburg, PA 15370

### THIRD PUBLICATION

NONE THIS PUBLICATION

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED 1-2018**

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, MARCH 02, 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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Pennsylvania Housing Finance Agency  
vs.  
Jana Bryner

ALL those certain lots of ground in the Township of Jefferson, County of Greene, Pennsylvania, being Lots Nos. 247-249, Clyde Land Company Plan #2, HAVING THEREON ERECTED dwelling as part of 122 SECOND STREET F/K/A 247 SECOND STREET, CLARKSVILLE, PA 15322

Tax Parcel # 15-17-213. Greene Deed Book 321, page 79

TO BE SOLD AS THE PROPERTY OF JANA BRYNER UNDER JUDGMENT NO. AD-640-2017

PROPERTY ADDRESS: 122 2nd Street, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 15-17-213

**Seized and taken into execution to be sold as the property of JANA BRYNER, TENANTS/OCCUPANTS, in suit of PENNSYLVANIA HOUSING FINANCE AGENCY**

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

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 55-2017**

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, MARCH 02, 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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VANDERBILT MORTGAGE AND FINANCE INC.  
VS.  
SCOTT JAMES

ALL THAT CERTAIN TRACT OF LAND SITUATE IN FRANKLIN TOWNSHIP, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:  
ADDRESS: 2435 SMITH CREEK ROAD, WAYNESBURG, PA 15370  
PARCEL ID NO: 07-03-167.C

PROPERTY ADDRESS: 2435 Smith Creek Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07-03-167C

**Seized and taken into execution to be sold as the property of SCOTT JONES, in suit of VANDERBILT MORTGAGE AND FINANCE**

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Attorney for the Plaintiff:  
KML Law Group, P.C.  
Philadelphia, PA

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 57-2017**

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, ARCH 02, 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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CIT Bank, N.A.  
vs.  
Sonia N. Yeager a/k/a Sonia Noretta Yeager

All that certain piece or parcel or Tract of land situate in the Township of Cumberland, Greene County, Pennsylvania, and being known as 172 Johnson Hill Road, Carmichaels, Pennsylvania 15320

SUBJECT TO THE INTEREST HELD BY MICHAEL JOHN YEAGER

TAX MAP AND PARCEL NUMBER: 05-08-118

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$57,781.79

PROPERTY ADDRESS: 172 Johnson Hill Road, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-08-118

**Seized and taken into execution to be sold as the property of SONIA N. YEAGER A/K/A SONIA NORETTA YEAGER, in suit of CIT BANK, N.A.**

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Attorney for the Plaintiff: **BRIAN A. TENNANT, SHERIFF**  
McCabe, Weisberg & Conway, P.C. **Greene County, Pennsylvania**  
Philadelphia, PA

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**SHERIFF'S SALE**  
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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED 8-2016**

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, FEBRUARY 19, 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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PNC Bank, Nation Association, Successor to Interest to National City Real Estate Services, LLC, Successor by Merger to National City Mortgage, Inc., Formerly Known as National City Mortgage Co.  
v.  
David A. Collins  
Elizabeth E. Collins

Owner(s) of property situate in the GREENE County, Pennsylvania, being 489 Roy Furman Highway, A/K/A 489 West Roy Furman Highway, Wind Ridge, PA 15380. Improvements thereon; RESIDENTIAL DWELLING

Parcel No. 22-07-214

Judgment Amount: \$47,166.29

PROPERTY ADDRESS: 489 Roy Furman Highway, A/K/A 489 West Roy Furman Highway, Wind Ridge, PA 15380.

UPI/TAX PARCEL NUMBER: 22-07-214

**Seized and taken into execution to be sold as the property of DAVID A COLLINS, ELIZABETH E COLLINS, in suit of PNC BANK, NATIONAL ASSOCIATION**

---

Attorney for the Plaintiff: **BRIAN A. TENNANT, SHERIFF**  
Phelan Hallinan Diamond & Jones **Greene County, Pennsylvania**  
Philadelphia, PA 215-563-7000