

The Greene Reports

Official Legal Publication for Greene County, Pennsylvania
Owned and operated by Greene County Bar Association
Greene County Courthouse, Waynesburg, PA 15370

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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 2, 4 & 6, 2018

CRIMINAL

Arraignments: April 2, 2018
ARDs: April 9, 2018
ARD Revocations: April 9, 2018
Parole Violations: April 2, 2018
Plea Court: April 9 & 10, 2018
License Suspension Appeals: April 16, 2018

ORPHANS

Accounts Nisi: April 2, 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

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

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

CARMICHAELS BOROUGH

Harvey L Clolinger II by Agent to Jamie P Braddock, 2 Lots Robert W. Mundell Addition, \$118,000. (3-19-18)

CUMBERLAND TOWNSHIP

Tracey M Ansell to Jason S A Moore et ux, Lot, \$8,500. (3-16-18)

DUNKARD TOWNSHIP

Lacinda J Miller to Chevron Appalachia LLC, 145.67 Acres O&G, \$345,966.25 (3-19-18)

FRANKLIN TOWNSHIP

Barbara J Gandy et al to Michael J Temple et ux, Lot 175 West Waynesburg Plan, \$32,000. (3-22-18)

FREEPORT TOWNSHIP

Roger Oneil to Brandon M Debolt et ux, .1453 Acre, 23,191.60 (3-22-18)

GILMORE TOWNSHIP

Deborah K Dye et con to Deanna R Renner, 51.783 Acres, \$35,000. (3-22-18)

GRAY TOWNSHIP

Laverne R Iams et al to Karen Sue Campbell, Lot, \$40,000. (3-16-18)

JEFFERSON TOWNSHIP

Gloria Jean Hice Est to Ryan M Duke, 119 Acres, \$162,500. (3-20-18)

Pechin Leasing LLC to Dean L Cochran, 3 Tracts, \$55,000. (3-20-18)

MONONGAHELA TOWNSHIP

Chad E Reese to Jerry Yeager et ux, Tract, \$113,975. (3-19-18)

MORGAN TOWNSHIP

McDougal Family Primary Res Protector Trust to April E Rohrbaugh et con, Tracts, \$475,000. (3-19-18)

MORRIS TOWNSHIP

Ilene M Barnes to Consol Pennsylvania Coal Co LLC et al, 79.67 Acres, \$220,000. (3-20-18)

PERRY TOWNSHIP

Rhonda L Harsh et con to Clifton Glen Shelton et ux, 4.215 Acres, \$69,500. (3-20-18)

RICHHILL TOWNSHIP

Robin L Archer et con to Greenbrier Royalty Fund LLC, 10 Acres O&G, \$60,000. (3-16-18)

James A McCracken Jr Est to Three Rivers Royalty LLC, 105 Acres O&G, \$42,000. (3-16-18)

SPRINGHILL TOWNSHIP

Donna Ann Rhoades to EQT Production Company, 175 Acres O&G, \$43,750. (3-20-18)

Susan Smurthwaite et al to Hilltop Minerals LLC, 77.75 Acres O&G, \$1,500. (3-22-18)

WAYNE TOWNSHIP

Dunkard Valley Golf LLC to Bruce Chisler et ux, 6.704 Acres, \$25,000. (3-16-18)

Michael Whipkey et ux to Arbala AD3 LLC, 3 Acres O&G, \$15,000. (3-21-18)

Jennifer Miller to Hilltop Minerals LLC, 80.51 Acres O&G, \$10,222. (3-22-18)

WAYNESBURG BOROUGH

Kathleen Doody et al to Benjamin D Humble et ux, Lot, \$165,900. (3-22-18)

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ESTATE NOTICES

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

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

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

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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

SECOND 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

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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THIRD PUBLICATION

UDOVICH, LEONARD

Late of Cumberland Township, Greene County, Pennsylvania
Co-Administrator: Leonard Udovich, 7 White Birch Avenue,
Mechanicsburg, PA 17050
Co-Administratrix: Angela Ryan, 166 Brookside Avenue, Hershey, PA 17033
Attorney: J. William Hook, Esquire, P O Box 792, 189 West High Street,
Waynesburg, PA 15370

SHERIFF'S SALE

**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.

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

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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.

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

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

SHERIFF'S SALE

**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.

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

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

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania