

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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December 21, 2017



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Serving the Legal Community of Greene County

Since October 2682

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.:
Dec. 18 ,19 ,20 ,21 &. 22 2017

CRIMINAL

Arraignments: Jan. 2, 2018
ARDs: Jan. 8, 2018
ARD Revocations: Jan. 8, 2018
Parole Violations: Jan. 15, 2018
Plea Court: Jan. 19 & 10, 2018
License Suspension Appeals: Feb. 19, 2018

ORPHANS

Accounts Nisi: _____, 2017
Accounts Absolute: _____, 2017

**SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT**

ARGUMENTS

Argument Court: Jan. 1, 2018

CIVIL

Domestic Relations Contempts:
Jan. 22, 2017
Domestic Relations Appeals
Jan. 22, 2017

JUVENILE

Plea Day: Jan. 11, 2018

Convenes in Pgh.: Apr. 9-13, 2018
Convenes in Pgh.: Jan. 23 – Jan. 25, 2018
Convenes in Pgh.: February 5 - 9, 2018

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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.

ALEPPO TOWNSHIP

Elaine K Schmitt to WISC LP, 123.39 Acres O&G, \$170. (12-8-17)
Arthur Lee Taylor to WISC LP, 26.08 Acres O&G, \$900. (12-8-17)
Marlene Hennen Phillips to WISC LP, 123.39 Acres O&G, \$170. (12-8-17)

DUNKARD TOWNSHIP

Clyde E Miller to Timothy D Radcliff et al, Lots 47-48 Bobtown, \$80,000. (12-8-17)

FRANKLIN TOWNSHIP

Cory Grandel et ux to James L Maley et ux, 45.208 Acres. \$45,000. (12-12-17)
Roy T Fox et ux to EQT Production Company, Tract O&G, \$100,000. (12-13-17)

FREEPORT TOWNSHIP

George Ray Henderson et al to Elliott D Taylor, 2 Lots, \$1,500.00 (12-8-17)

JACKSON TOWNSHIP

Mark I Gump et ux to Arbala AD3 LLC, Tracts O&G, \$37,132.38 (12-8-17)
Juanita Vopalenski to WISC LP, 87.64 Acres O&G, \$7,900. (12-8-17)
Jack Tharp to WISC LP, 87.64 Acres O&G, \$7,900. (12-8-17)
Inez Stockdale to Family Tree Corporation, 58 Acres O&G, \$805.05 (12-11-17)
Cecil Stockdale to Family Tree Corporation, 58 Acres O&G, \$805.05 (12-11-17)
Wayne Stockdale to Family Tree Corporation, 58 Acres O&G, \$805.05 (12-11-17)
Ruth Stockdale to Family Tree Corporation, 58 Acres O&G, \$805.05 (12-11-17)

JEFFERSON TOWNSHIP

David G Knight et al to EQM Gathering OPCO LLC, 26.98 Acres, \$768. (12-13-17)
David G Knight et al to EQM Gathering OPCO LLC, 26.98 Acres, \$150.40 (12-13-17)
Janice K Flynn et al to EQM Gathering OPCO LLC, 87.63 Acres, \$32,634. (12-13-17)
Earl D II McMinn et al to EQM Gathering OPCO LLC, 86.80 Acres, \$8,548.80 (12-13-17)
Margaret A Haring to EQM Gathering OPCO LLC, 165.04 Acres, \$70,476.40 (12-13-17)
Marvin Knight to EQM Gathering OPCO LLC, 11.98 Acres, \$3,700.80 (12-13-17)
Perry R McDaniel to EQM Gathering OPCO LLC, 30.56 Acres, \$5,156.80 (12-13-17)

MONONGAHELA TOWNSHIP

Joseph Barrish et ux to Philip Kyle McLaughlin, Lot, \$130,000. (12-13-17)

MORRIS TOWNSHIP

Thomas M Demillion et ux to Consol Pennsylvania Coal CO LLC et al, 112.264 Acres, \$285,000. (12-14-17)

SPRINGHILL & FREEPORT TOWNSHIPS

Potomac Mineral Group LLC to Arbala AD3 LLC, O&G Tracts, \$9,636.23 (12-11-17)

WAYNE TOWNSHIP

Scott A Steele to Joseph Milliken et ux, Tract, \$135,000. (12-11-17)
John W Cole et ux to Cole Sveom Family Farms LP, 43.09 Acres, \$75,000. (12-14-17)

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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

FAGAN, BEVERLY

Late of Port Orange, Florida
Administratrix: Kathleen Koscoe, 1712 Garden Sage Dr., Oviedo, FL 32765
Attorney: R. Anthony Deluca, Esquire, 225 Ross Street, 4th Floor;
Pittsburgh, PA 15219

FAGAN, DONALD

Late of Port Orange, Florida
Administratrix: Kathleen Koscoe, 1712 Garden Sage Dr., Oviedo, FL 32765
Attorney: R. Anthony Deluca, Esquire, 225 Ross Street, 4th Floor;
Pittsburgh, PA 15219

RENFORTH, MILDRED LETHIA

Late of Hamilton, Ohio
Administratrix: Kathleen Koscoe, 1712 Garden Sage Dr., Oviedo, FL 32765
Attorney: R. Anthony Deluca, Esquire, 225 Ross Street, 4th Floor;
Pittsburgh, PA 15219

SECOND PUBLICATION

KORATICH, LORETTA RUTH a/k/a LORETTA R. KORATICH
a/k/a LORETTA KORATICH

Late of Rices Landing, Greene County, Pennsylvania
Co-Executors: Lynn Elizabeth Largent and Randy George Koratich,
% Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,
Waynesburg, PA 15370
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,
Waynesburg, PA 15370

ZIMMERMAN, STANFORD a/k/a ZIP ZIMMERMAN

Late of Waynesburg, Greene County, Pennsylvania
Executor: Blair Zimmerman a/k/a Stanford B. Zimmerman, Jr.,
% Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,
Waynesburg, PA 15370
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,
Waynesburg, PA 15370

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THIRD PUBLICATION

GRAZNAK, ANDREW

Late of Monongahela Township, Greene County, Pennsylvania
Executor: Melanie Switalski, 280 Hunting Hills Road, Dilliner, PA 15327
Attorney: Gregory G. Hook, Esquire, 189 W. High Street, P.O. Box 792,
Waynesburg, PA 15370

SMITH, DOUGLAS M.

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Sharon Valencheck, 192 E. Lincoln Street, Waynesburg, PA 15370
Attorney: Christine N. Nash, Esquire, 223 East High Street, Waynesburg, PA 15370

DOLAN, THOMAS W. a/k/a Thomas William Dolan

Late of Rices Landing, Jefferson Township, Greene County, Pennsylvania
Attorney: Watson Mundorff Brooks & Sepic, LLP, 720 Vanderbilt Road,
Connellsville, PA 15425-6218

PROPOSED PRIVATE SALE

NOTICE TO AFFECTED PARTIES OF PROPOSED PRIVATE SALE

In accordance with the Real Estate Tax Sale (Act of July 7, 1947, P.L. 1368 No. 542), Section 613, as amended, notice is hereby given that a proposed sale price in the amount of Three Thousand Dollars and 00/100 (\$3,000.00), plus fees, HAS BEEN RECEIVED AND APPROVED BY THE TAX CLAIM BUREAU OF THE COUNTY OF GREENE, for the private sale of the following property:

Double Wide on Leased Land
2000 28 x 52 Victorian
Gray/Rust
PARCEL 06-04-128 HT
Dunkard Township

Pursuant to Section 613 (72 P.S. & 5860.613), the affected taxing districts, the property owner, and interested party, or a person interested in purchasing the property, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Greene County within forty five (45) days after this notice of proposed sale, to disapprove such sale.

If no objections are made, this property shall be sold by the Tax Claim Bureau of the County of Greene, at the Greene County Office Building, 93 East High Street, Waynesburg, PA, on January 16, 2018, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.

Sue Ellen Kingan, Director

PROPOSED PRIVATE SALE

**NOTICE
TO AFFECTED PARTIES OF PROPOSED PRIVATE SALE**

In accordance with the Real Estate Tax Sale (Act of July 7, 1947, P.L. 1368 No. 542), Section 613, as amended, notice is hereby given that a proposed sale price in the amount of Four Thousand Five Hundred Seventy Seven Dollars and 33/100 (\$4,577.33), plus fees, HAS BEEN RECEIVED AND APPROVED BY THE TAX CLAIM BUREAU OF THE COUNTY OF GREENE, for the private sale of the following property:

Land and Building
Lot 113 & Pt 114
Emerald Land CO, Plan 1
Acreage: 0.520
PARCEL 17-08-105
Morgan Township

Pursuant to Section 613 (72 P.S. & 5860.613), the affected taxing districts, the property owner, and interested party, or a person interested in purchasing the property, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Greene County within forty five (45) days after this notice of proposed sale, to disapprove such sale.

If no objections are made, this property shall be sold by the Tax Claim Bureau of the County of Greene, at the Greene County Office Building, 93 East High Street, Waynesburg, PA, on January 16, 2018, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.

Sue Ellen Kingan, Director

SHERIFF'S SALE

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

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, JANUARY 05, 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.

Pennsylvania Housing Finance Agency
vs.
Patrick E. Swartz

ALL those two tracts of land in Cumberland Township, Greene County, Pennsylvania
TRACT 1: containing approximately 8.10 acres according to survey made by Roy E. Wilson, R.P.E., May 1970. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 143 JACOBS FERRY ROAD, CARMICHAELS, PA 15320. PARCEL#: 05-08-165. Greene Deed Book 466, page 2343

TRACT NO. 2: being approximately 0.72 acre, and BEING A VACANT LOT OF LAND ADJOINING/ADJACENT TO 143 JACOBS FERRY ROAD, CARMICHAELS, PA 15320. PARCEL # 05-08-164A. Greene Deed Book 466, page 2343.
AD-490-2017

PROPERTY ADDRESS: 143 Jacobs Ferry Road, Carmichaels, PA 15320

UPI / TAX PARCEL NUMBER: 05-08-165, 05-08-164A

Seized and taken into execution to be sold as the property of PATRICK E SWARTZ 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