

# 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. 49**

**August 30, 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.:  
September 5 and 7, 2018

## CRIMINAL

Arraignments: Sept. 3, 2018  
ARDs: Sept. 10, 2018  
ARD Revocations: Sept. 10, 2018  
Parole Violations: Sept. 3, 2018  
Plea Court: Sept. 11 & 12, 2018  
License Suspension Appeals: Oct. 15, 2018

## ORPHANS

Accounts Nisi: Sept. 4, 2018  
Accounts Absolute: Aug. 17, 2018

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: October 22 – 26, 2018  
Convenes in Pgh.: August 21 – 23, 2018  
Convenes in Pgh.: October 15 – 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.greeneports@yahoo.com](mailto:editor.greeneports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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## ARGUMENTS

Argument Court: September 5, 2018

## CIVIL

Domestic Relations Contempts:  
Sept. 24, 2018  
Domestic Relations Appeals  
Sept. 24, 2018

## JUVENILE

Plea Day: Sept. 20, 2018

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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

Mona Lee Lough to Three Rivers Royalty LLC, 2 Tracts O&G, \$35,075. (8-20-18)  
Karmen L Ward et ux to Three Rivers Royalty LLC, 2 Tracts O&G, \$35,075. (8-20-18)

### CUMBERLAND TOWNSHIP

Carolyn J McIntire et con to Joseph W Watson et al, Lots 8 & 9 Woods View Plan No 2, \$155,000. (8-17-18)  
Karen Ealy et con to Justin R Brady, Lot, \$81,900. (8-20-18)  
County of Greene et al to Timothy Laird et ux, .105 Acre, \$700. (8-22-18)

### DUNKARD TOWNSHIP

Justin M Craig to J Craig Real Estate LLC, 3 Tracts, \$93,330.28 (8-17-18)  
Eric L Nine et ux to Hunter Gum, 4.6 Acres, \$20,000. (8-20-18)  
Chess Enterprises to Longview Power LLC, R/W, \$750. (8-22-18)  
Carrie E Fox to Ridgetop Appalachia LLC, 2 Tracts O&G, \$68,777.91 (8-22-18)

### FRANKLIN TOWNSHIP

Lisa D Wright et con to Trenton J Phillips, 2 Tracts, \$178,000. (8-21-18)  
Ross E Mayhle et ux to Michael A Mayhle et ux, 11.757 Acres, \$11,466.66 (8-22-18)  
Ross E Mayhle et ux to Michael A Mayhle et ux, Tract, \$15,000. (8-22-18)  
Kurt M Marisa et al to HJM Partners LLC, 9.44 Acres, \$18,880. (8-23-18)

### GREENE TOWNSHIP

Charles Allen Thomas to Matthew W Gump et ux, 11.089 Acres, \$219,500. (8-20-18)  
Keith T Golden et al to Keith T Golden et ux, 54 Acres, \$4,648.50 (8-21-18)  
Keith T Golden et ux to Glodenna F Halstead, 2.014 Acres, \$54,433. (8-21-18)

### JEFFERSON TOWNSHIP

Lois Ireton to Gregory M Brewer et al, Lots 505-507 Clyde Land Company No 2 PL, \$16,000. (8-17-18)  
Constance A Duckworth to James A Rice et ux, Lot 78 Fair Ground Addition, \$64,900. (8-20-18)

### MONONGAHELA TOWNSHIP

Redevelopment Authority of Greene County to Russell Charles Pratt et ux, Lot 25 Parcel B Plan, \$70,000. (8-23-18)

### MORGAN TOWNSHIP

William H Johnston et ux to Jeremy A Parker et ux, 28.1 Acres, \$82,400. (8-20-18)

### PERRY TOWNSHIP

Carl Franklin Rogers Jr et ux to EQT Production Company, 2 Tracts O&G, \$15,000. (8-21-18)  
Helen L Craver to Highlands Royalty Fund LLC, 142.335 Acres O&G, \$70,000. (8-21-18)

### RICHHILL TOWNSHIP

John Ross Headley to Joseph C Headley et ux, Und 1/3 Int 94.35 Acres, \$35,000. (8-23-18)

### SPRINGHILL TOWNSHIP

Robin L Evans to Rice Drilling B LLC, 36.5 Acres O&G, \$399.88 (8-21-18)

### WAYNE TOWNSHIP

William Randolph Scott Corwin to EQT Production Company, 10.748 Acres O&G, \$64,488. (8-22-18)

Mark P Curry to Contura Pennsylvania Land LLC, 1320.45 Acres. \$460,000. (8-22-18)

### WHITELEY TOWNSHIP

Cumberland Contura LLC to LJMC LLC, 3 Tracts O&G, \$200,000. (8-21-18)

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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

**CHESSE, JR., THOMAS ALLEN**

Late of Richhill Township, Greene County, Pennsylvania  
Executor: Thomas A. Chess, III, 345 Dividing Ridge Road, Graysville, PA 15337  
Attorney: David C. Hook, Esquire, P O Box 898, 430 East Oakview Drive,  
Suite 101, Waynesburg, PA 15370

**DOMOVICH, ROBERT ALAN**

Late of Carmichaels Greene County, Pennsylvania  
Administrator: Roger D. Brown, Jr. % Wendy L. O'Brien, Esquire,  
99 East Main Street, Uniontown PA 15401  
Attorney: Wendy L. O'Brien, Esquire, 99 East Main Street, Uniontown PA 15401

### SECOND PUBLICATION

**BARNES, JAMES L.**

Late of Morgan Township, Greene County, Pennsylvania  
Administrator: J. Allan Barnes, 409 Sugar Run Road, Waynesburg, PA 15370  
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,  
Waynesburg, PA 15370

**BLACKBURN, CLIFFORD L.**

Late of Waynesburg Borough, Greene County, Pennsylvania  
Executrix: Patricia L. Harper, 154 Kacie Lane, Indiana, PA 15701-2377  
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

**DONLEY, DAVID E.**

Late of Mt. Morris, Greene County, Pennsylvania  
Executor: David E. Donley, II, 1950 Bedford Road, Columbus, OH 43212  
Attorney: Jeffrey N. Grimes, Esquire. 77 South Washington Street,  
Waynesburg, PA 15370

**STEVENS, SR., JAMES THOMAS**

Late of Waynesburg, Greene County, Pennsylvania  
Executor: James T. Stevens, II, 3155 National Pike Road, Richeyville, PA 15358  
Attorney: E. J. Julian, Esquire, 71 North Main Street, Washington, PA 15301  
(724) 228-1860

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### THIRD PUBLICATION

**KOZICH, MELVIN**

Late of Rices Landing, Greene County, Pennsylvania  
Co-Administrator: William Kozich, 122 Bayard Avenue, Rices Landing, PA 15357  
Co-Administrator: Lee Kozich, 152 Bayard Avenue, Rices Landing, PA 15357  
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,  
Waynesburg, PA 15370

**SIMONETTI, GERALDINE a/k/a GERRY SIMONETTI**

Late of Morgan Township, Greene County, Pennsylvania  
Executor: Anthony Joseph Simonetti, Jr., 219 Hull Run Road, Waynesburg, PA 15370  
Attorney: David F. Pollock, Esquire, Pollock Morris LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

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## SHERIFF'S SALE

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

**No. AD-297-2018 - No. ED 27-2018**

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, SEPTEMBER 21, 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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U.S. Bank National Association, Not in its individual capacity buy solely as Trustee NRZ pass-through Trust X % Nationstar Mortgage LLC D/B/A Mr. Cooper, 8950 Cypress Waters Boulevard, Coppell, TX 75019

vs.

Martha Jane Church

Danny R. Church

ALL THAT CERTAIN TRACT OF LAND SITUATE IN PERRY TOWNSHIP, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ADDRESS: 1238 Buckeye Road AKA RD 1 Box 15A, Mount Morris, PA 15349

PARCEL ID NO: 20-05-152-D

PROPERTY ADDRESS: 1238 Buckeye Road, RD 1 Box 15A, Mount Morris, PA 15349

UPI/TAX PARCEL NUMBER: 20-05-152-D

**Seized and taken into execution to be sold as the property of DANNY R. CHURCH, MARTHA JANE CHURCH in suit of U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE NRZ PASS THROUGH TRUST X.**

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Attorney for the Plaintiff:  
KML Law Group, P.C.  
Philadelphia, PA 215-627-1322

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. AD-301-2018 - No. ED 28-2018**

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, SEPTEMBER 21, 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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NORTHWEST BANK

vs.

JAMES PATRICK MILLER

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES PATRICK MILLER OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN JEFFERSON TOWNSHIP, GREENE COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AT 170 2ND STREET, CLARKSVILLE, PA 15322

DBV 0466, PAGE 3252. PARCEL # 15-17-236

PROPERTY ADDRESS: 170 2nd Street, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 15-17-236

**Seized and taken into execution to be sold as the property of JAMES PATRICK MILLER in suit or NORTHWEST BANK.**

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Attorney for the Plaintiff:  
Grenen & Birsic, P.C.  
Pittsburgh, PA

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania