

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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August 23, 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.:
August 27, 29, and 31, 2018

CRIMINAL

Arraignments: Aug. 27, 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

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Josephine L. Ketcham
E-mail address: 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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

Jackie Lee Hinerman to Rock Creek Royalty LLC et al, 3 Tracts O&G, \$14,320.90 (8-15-18)
Jack C Hinerman et ux to Rock Creek Royalty LLC et al, 3 Tracts O&G, \$14,320.90 (8-15-18)

CENTER TOWNSHIP

Scott A Pettit et ux to Rice Poseidon Midstream LLC, 2.47 Acres, \$25,000. (8-14-18)

CARMICHAELS BOROUGH

Borough of Carmichaels to Elizabeth C Walker et con, 2 Tracts, \$1,500. (8-14-18)
PNC Bank NA to Stellar Four Properties Limited Liability et al, Lots, \$130,000. (8-14-18)

CUMBERLAND TOWNSHIP

Patty A Robinson et con to Sandra K Alt, Lots 62-63 Cales Level Lawn Plan, \$53,000. (8-15-18)
Stanley Hale Halsey et ux to Joyce A Ewing, 2 Tracts, \$55,000. (8-16-18)
Julia B Lecorchick Est to Christopher A Vance, 20 Acres, \$95,000. (8-16-18)

DUNKARD TOWNSHIP

GMAT Legal Title Trust 2014-1 et al to Luis D Acevedo Peralta, 3 Tracts, \$32,000. (8-15-18)
Marianne Filiaggi et con to Dale C Richter et al, Tract, \$7,500. (8-15-18)
Bonnie L Gansor et con to Nakia Pavone et ux, .275 Acre, \$1,000. (8-16-18)

FRANKLIN TOWNSHIP

Terry L Dayton to EQM Gathering OPCO LLC, R/W, \$26,000. (8-15-18)

FREEPORT TOWNSHIP

Carolyn Jean Bradley to Three Rivers Royalty LLC, 27.443 Acres O&G, \$3,704.80 (8-13-18)

JACKSON TOWNSHIP

CNX Land LLC to Harry Inghram, .8177 Acre, \$28,000. (8-16-18)

JEFFERSON TOWNSHIP

Gail Ann Bookhardt et al to David G Snyder et al, 1.307 Acres, \$110,000. (8-16-18)

MONONGAHELA TOWNSHIP

Beta Energy Partners LLC to Chevron Appalachia LLC, 108.1091 Acres O&G, \$324,327.30 (8-16-18)

RICHHILL TOWNSHIP

Robert Day Dinsmore et ux to CNX Midstream Devco I LP et al, R/W, \$110,894. (8-13-18)

WASHINGTON TOWNSHIP

David B Metts et ux to Nicholas Whipkey et al, Tract, \$233,000. (8-15-18)

WAYNE TOWNSHIP

Gary L Long to PikeWood Energy Corporation, 5.213 Acres O&G, \$7,000. (8-15-18)

WAYNESBURG BOROUGH

Robert M Aeschbacher to Thomas J Utke Jr, Tract, \$15,000. (8-13-18)
Jonathan C Hopkins et ux to J8D8 Enterprises Inc, Lot, \$28,000. (8-15-18)

WHITELEY TOWNSHIP

Mona Marie Counts Asset Protection Trust et al to Paul W Stephenson et ux, 2 Tracts, \$240,000. (8-10-18)
Birdie Associates LP to Golden Eagle Resources III LLC, 43.075 Acres O&G, \$215,375. (8-14-18)

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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

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

SECOND 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

Lat 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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THIRD PUBLICATION

CLELLAND, PATSY R.

Late of Waynesburg Borough, Greene County, Pennsylvania
Co-Executors: Keith H. Clelland, 5301 East Lake Road #22, DeWittville,
NY 14728; and Gay Lynn Clelland Hardy, 285 Rolling Meadows Road,
Waynesburg, PA 15370
Attorney: Thomas S. Kubinski, Esquire, 502 Parade Street, Eire, PA 16507

FIRST AND FINAL ACCOUNTS

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON **SEPTEMBER 4, 2018** FOR NISI CONFIRMATION AND ON **SEPTEMBER 14, 2018** FOR FINAL CONFIRMATION

The First & Final Account of PNC Bank, National Association Successor Guardian for the Estate of Guy L. Rush, a Incapacitated Person Per Court Decree Dated October 29, 1971, Now Deceased.

Attorney: Nora Gieg Chatha, Esquire
Tucker Arensberg PC
1500 One PPG Place
Pittsburgh, PA 15212

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LEGAL NOTICE

Court of Common Pleas
Greene County, Pennsylvania
Civil Action-Law
No. AD-312-2018

Notice of Action in Mortgage Foreclosure

The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1, Plaintiff vs. Marlene Duvall, Individually and as Known Heir of Betty Duvall, Deceased, Lawrence Duvall a/k/a Larry Duvall, Known Heir of Betty Duvall, Deceased, Lloyd Duvall, Known Heir of Betty Duvall, Deceased, Randy Duvall a/k/a Randall Duvall, Known Heir of Betty Duvall, Deceased, Melanie Tharp, Known Heir of Betty Duvall, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Betty Duvall, Deceased, Defendants

To the Defendants, Marlene Duvall, Individually and as Known Heir of Betty Duvall, Deceased, Lawrence Duvall a/k/a Larry Duvall, Known Heir of Betty Duvall, Deceased, Lloyd Duvall, Known Heir of Betty Duvall, Deceased, Randy Duvall a/k/a Randall Duvall, Known Heir of Betty Duvall, Deceased, Melanie Tharp, Known Heir of Betty Duvall, Deceased and Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations claiming right, Title or Interest from or under Betty Duvall, Deceased: TAKE NOTICE THAT THE Plaintiff, The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificate Holders of the CWABS, Inc., Asset-Backed Certificates, Series 2007-1, has filed an action Mortgage Foreclosure, as captioned above. **NOTICE:** IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU. YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER. IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE. Court Admin of Greene County, 10 E. High St., Waynesburg, PA 15370. Christopher A. DeNardo, Kristen D. Little, Kevin S. Frankel, Samantha Gable, Daniel T. Lutz, Leslie J. Rase, Alison H. Tulio, Stephanie A. Walczak & Katherine M. Wolf, Attys. for Plaintiff, Shapiro & DeNardo, LLC, 3600 Horizon Dr., Ste. 150, King of Prussia, PA 19406, 610-278-6800.