

# 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. 31

April 26, 2018

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## Table of Contents

<b>Deed Transfers .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 4</b>
<b>First and Final Accounts .....</b>	<b>Page 6</b>
<b>Sheriff's Sales .....</b>	<b>Page 6</b>

Serving the Legal Community of Greene County

Since October 1982

# The Greene Reports

2-----04/26/18-----

**COURT OF COMMON PLEAS**  
Honorable Farley Toothman, President Judge  
Honorable Louis Dayich, Judge

## MOTIONS

Criminal & Civil & O.C.:  
April 30, May 2, & 4, 2018

## CRIMINAL

Arraignments: April 30, 2018  
ARDs: May 14, 2018  
ARD Revocations: May 14, 2018  
Parole Violations: May 7, 2018  
Plea Court: May 8, 2018  
License Suspension Appeals: June 18, 2018

## ORPHANS

Accounts Nisi: May 7, 2018  
Accounts Absolute: May 18, 2018

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: June 5, 2018 (Adm. Session)  
Convenes in Pgh.: June 5 - 7, 2018  
Convenes in Pgh.: May 7 - 11, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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# The Greene Reports

-----04/26/18-----3

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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

Ronda McElvany to Freestar Energy Group LLC, 60.13 Acres O&G, \$2,000. (4-19-18)

### ALEPPO & RICHHILL TOWNSHIPS

David C Lash et ux to Rice Drilling B LLC, 2 Tracts O&G, \$2,616.91 (4-19-18)

### CENTER TOWNSHIP

Dale A Wildman to Cole Sveom Family Farms LP, .6026 Acre, \$100,000. (4-13-18)

David H Smith et ux to Brandon M Smith et ux, 11.920 Acres, \$1,568.03 (4-19-18)

### CUMBERLAND TOWNSHIP

Ronald A Chaikcic et ux to T & C Ricco Family Limited Partnership, Lots Hathaway Addition, \$250,000. (4-16-18)

### FRANKLIN TOWNSHIP

Terry Hare to Five Star Resources, 7.36 Acres O&G, \$50,000. (4-16-18)

Emerald Contura LLC to Jeffrey W Patton et ux, 2 Tracts, 120,000. (4-16-18)

Kevin Eddy et al to Andrew D Lock et al, .431 Acre, \$165,000. (4-18-18)

### JACKSON TOWNSHIP

Jay A Chapman et ux to JB Chapman Family Limited Partnership, 123.622 Acres, \$23,869.48 (4-19-18)

### MORGAN TOWNSHIP

Sharon Lee Shimek et con to Ronald E Johnson et ux, 1.1725 Acres, \$159,900. (4-13-18)

Secretary of Housing & Urban Development to Redevelopment Authority of Greene County, Lot 42 Teagarden Homes Plan, \$10,600. (4-16-18)

### PERRY TOWNSHIP

Charles Allen Luzader to MPB Real Estate Holdings LLC, .755 Acre, \$25,000. (4-19-18)

### RICHHILL TOWNSHIP

Donald T Dinsmore Jr to Greenbrier Royalty Fund LLC, 39.379 Acres O&G, \$315,032. (4-13-18)

Mary Sue Rappoport et to Greenbrier Royalty Fund LLC, 39.379 Acres O&G, \$315,032. (4-13-18)

Betty Calcar to Rice Drilling B LLC, 111.8 Acres O&G, \$220.96 (4-19-18)

Melody J Cunningham et con to Rice Drilling B LLC, Tracts O&G, \$207.94 (4-19-18)

### SPRINGHILL TOWNSHIP

William F Cox Sr Family Trust to Arbala AD3 LLC et al, 64.548 Acres O&G. \$139,670.30 (4-19-18)

### WAYNE TOWNSHIP

C Dean Strosnider to Pikewood Energy Corporation, 6 Tracts O&G, \$20,000. (4-17-18)

### WAYNE & WHITELEY TOWNSHIPS

Susan Courtright to Rock Creek Royalty LLC et al, Tracts O&G, \$11,880. (4-16-18)

Mary L Chambers to Rock Creek Royalty LLC et al, Tracts O&G, \$11,880. (4-16-18)

Jerry M Baldwin to Rock Creek Royalty LLC et al, Tracts O&G, \$11,880. (4-16-18)

# The Greene Reports

4-----04/26/18-----

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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

TOPOR, JR., STEVE

Late of Mather, Greene County, Pennsylvania  
Executrix: Sunday Topor, 24 Circle Street, P O Box 234, Mather, PA 15346  
Attorney: Kirk A. King, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

### SECOND PUBLICATION

FARABEE, THOMAS ALLEN

Late of Waynesburg, Greene County, Pennsylvania  
Administrator: Joyce Farabee, 205 Willow Road, Waynesburg, PA 15370  
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,  
Waynesburg, PA 15370

GRIM, SHIRLEY a/k/a SHIRLEY B. GRIM

Late of Richhill Township, Greene County, Pennsylvania  
Executrix: Deborah Reed, % Noah Geary, Esquire, 225 Washington Trust Building,  
6 S. Main St., Washington, PA 15301  
Attorney: Noah Geary, Esquire, 225 Washington Trust Building, 6 S. Main St.,  
Washington, PA 15301

MILLER, SR., KENNETH M.

Late of Franklin Township, Greene County, Pennsylvania  
Administrators: Mr. John J. Miller, 442 Lippencott Road, Waynesburg, PA 15370;  
and Ms. Amanda L. Wilson, Post Office Box 463, Marianna, PA 15345  
Attorney: David F. Pollock, Esquire, Pollock Morris LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

WEAVER, DONLEY R. a/k/a DONLEY RAY WEAVER

Late of Holbrook, Greene County, Pennsylvania  
Executrix: Arrahwanna Annette Tharp, 299 Bluff Ridge Road, Holbrook, PA 15341  
Attorney: Kirk A. King, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

# The Greene Reports

-----04/26/18-----5

### THIRD PUBLICATION

GRIMES, ONEITA STOCKDALE a/k/a ONEITA RAE GRIMES

Late of New Freeport, Freeport Township, Greene County, Pennsylvania  
Executrix: George Douglas Six, P O Box 81, Wana, WV 26590  
Attorney: Samuel J. Goncz, Esquire, Cohen & Grigsby, P.C.,  
625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152

HAWK, ROBIN R. A/K/A ROBIN R. BEDILION

Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Brandi A. Fallon 415 Providence Hill Road, Coatesville, PA 19320  
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

MORRIS, AUDREY LOUISE a/k/a AUDREY L. MORRIS

Late of Morgan Township, Greene County, Pennsylvania  
Administrator: Kenneth L. Morris, 1113 East National Pike, Washington, PA 15301  
Attorney: John Linkosky, Esquire, 715 Washington Avenue, Carnegie, PA 15106

PORTER, LINDA E.

Late of Center Township, Greene County, Pennsylvania  
Executrix: Jennifer K. Porter, 704 Sherman Avenue, Waynesburg, PA 15370  
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

TITCHENELL, DANIEL L.

Late of Washington Township, Greene County, Pennsylvania  
Administratrix: Tammy Lynn Jones, 830 Dillie Road, Prosperity, PA 15329  
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

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FIRST AND FINAL ACCOUNTS

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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 MAY 7, 2018 FOR NISI CONFIRMATION AND ON MAY 18, 2018 FOR FINAL CONFIRMATION

The First & Final Account of Audrey J Gilbert, Administratrix of the Estate of Lindsey Robert Gilbert, Jr., Deceased, late of Gilmore Township, Greene County, Pennsylvania

Attorney: Christopher Michael Simms, Esquire
Logan Law Office
54 North Richhill Street
Waynesburg, PA 15370

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SHERIFF'S SALE

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By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. AD-642-2016 - No. ED 14-2018

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, MAY 18, 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.

Kondaaur Capital Corporation as Separate Trustee of Matawin Ventures Trust Series 2015-1 vs. Samuel D. Smith

All that certain piece or parcel of ground situate in the Township of Morgan, County of Greene, Pennsylvania bounded and described as follows: Residential dwelling known as 240 2nd Street, Mather, PA TAX PARCEL NO: 17-11-312

PROPERTY ADDRESS: 240 2nd Street, Mather, PA 15346

UPI/TAX PARCEL NUMBER: 17-11-312

Seized and taken into execution to be sold as the property of SAMUEL D. SMITH, SAMUEL SMITH in suit of KONDAUR CAPITAL CORPORATION AS SEPARATE TRUSTEE OF MATAWIN VENTURES SERIES 2015-1

Attorney for the Plaintiff: Hjadik, Onorato and Federman LLP
North Wales, 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. AD-113-2013 - No. ED 29-2013

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, MAY 04, 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.

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2006-4, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-4

v. RANDY COWGER A/K/A RANDY L. COWGER
HYDI J. COWGER

Owner(s) of property situate in the Township of Cumberland, Greene County, Pennsylvania, being 439 EIGHTY EIGHT ROAD A/K/A 439 ROUTE 88, CARMICHAELS, PA 15320-1149. Improvements thereon: Residential Dwelling. Parcel No. 05/16/400 Judgment Amount: \$68,593.95

PROPERTY ADDRESS: 439 Route 88 Road, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-16-400

Seized and taken into execution to be sold as the property of RANDY L. COWGER, HYDI J COWGER in suit of US BANK NATIONAL ASSOC. AS TRUSTEE

Attorney for the Plaintiff: Phelan, Hallinan, Diamond & Jones, LLP
Philadelphia, PA

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

# The Greene Reports

8-----04/26/18-----

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## SHERIFF'S SALE

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

**No. AD-870-2017 - No. ED 12-2018**

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, MAY 04, 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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The Bank of New York Mellon fka the Bank of New York as successor Indenture trustee to JPMorgan Chase Bank, N.A., as Indenture Trustee for the CWHEQ Revolving Home Equity Loan Trust, Series 2005-E  
vs.

Patricia G. Russell aka Patricia Russell, Administratrix of the Estate of Robert Allen Havanis aka Robert A Havanis and individually as Known Heir Ryan S. Havanis Known Heir of the Estate of Robert Allen Havanis aka Robert A. Havanis, Deceased

ALL THAT CERTAIN lot or piece of ground situate in Cumberland Township, County of Greene, and Commonwealth of Pennsylvania being known as 10 Biddle Acres, Carmichaels, PA 15320  
TAX PARCEL NO: 05-19-405  
IMPROVEMENTS: a Residential Dwelling  
PROPERTY ADDRESS: 10 Biddle Acres, Carmichaels, PA 15320  
UPI/TAX PARCEL NUMBER: 05-19-405

**Seized and taken into execution to be sold as the property of PATRICIA G RUSSELL AKA PATRICIA RUSSELL, ADMINISTRATRIX OF THE ESTATE OF ROBERT ALLEN HAVANIS AKA ROBERT A HAVANIS AND INDIVIDUALLY AS KNOWN HEIR, RYAN S. HAVANIS, KNOWN HEIR OF THE ESTATE OF ROBERT ALLEN HAVANIS AKA ROBERT A HAVANIS, DECEASED, PATRICIA G. RUSSELL A/K/A PATRICIA RUSSELL, ADMINISTRATRIX OF THE ESTATE OF ROBERT ALLEN HAVANIS A/K/A ROBERT A. HAVANIS AND INDIVIDUALLY AS KNOWN HEIR, RYAN S. HAVANIS KNOWN HEIR OF THE ESTATE OF ROBERT ALLAN HAVANIS A/K/A ROBERT A. HAVANIS, DECEASED in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK**

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Attorney for the Plaintiff:  
Milstead & Associates, LLC  
Marlton, NJ

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania

# The Greene Reports

-----04/26/18-----9

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## SHERIFF'S SALE

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

**No. AD-415-2017 - No. ED 13-2018**

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, MAY 04, 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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Federal National Mortgage Association  
vs.  
Donald A. Zollars, Administrator for the Estate of David D. Zollars, Deceased  
David J. Zollars, heir of David D. Zollars, Deceased

ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, County of Greene, and Commonwealth of Pennsylvania known as 375 Dark Hollow Road, Waynesburg, PA 15370  
TAX PARCEL NO: 07-06-118.D  
IMPROVEMENTS: a Residential Dwelling  
SOLD AS THE PROPERTY OF: David D. Zollars, Deceased

PROPERTY ADDRESS: 399 Race Street, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07-06-118-D

**Seized and taken into execution to be sold as the property of DONALD A. ZOLLARS, ADMIN. FOR THE ESTATE OF DAVID D. ZOLLARS, DECEASED, DAVID J. ZOLLARS, HEIR OF DAVID D. ZOLLARS, DECEASED, DAVID J. ZOLLARS HEIR OF DAVID D. ZOLLARS, DECEASED in suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION**

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Attorney for the Plaintiff:  
Milstead & Associates, LLC  
Marlton, NJ

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania