

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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May 10, 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.:
May 14, 16 & 18, 2018

CRIMINAL

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Convenes in Pgh.: June 5 - 7, 2018
Convenes in Pgh.: May 7 - 11, 2018

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: June 13, 2018

CIVIL

Domestic Relations Contempts:
May 28, 2018
Domestic Relations Appeals
May 28, 2018

JUVENILE

Plea Day: May 17, 2018

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DEED TRANSFERS

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

CENTER TOWNSHIP

Linda Kusman to EQT Production Company, 129 Acres R/W, \$675. (4-27-18)
Joyce Oliphant to EQT Production Company, 129 Acres R/W, \$192.68 (4-27-18)
Erma Jean Tharp to EQT Production Company, 129 Acres R/W, \$1,350. (4-27-18)
James Johnston to EQT Production Company, 129 Acres R/W, \$225. (4-27-18)
Rita Cahill to EQT Production Company, 129 Acres R/W, \$225. (4-27-18)
Cheryl Gandee to EQT Production Company, 129 Acres R/W, \$192.68 (4-27-18)
Elizabeth Rausch to EQT Production Company, 129 Acres R/W, \$192.68 (4-27-18)
Charlene Sessie to EQT Production Company, 129 Acres R/W, \$192.68 (4-27-18)
Mark Johnston to EQT Production Company, 129 Acres R/W, \$225. (4-27-18)
Naomi Johnston to EQT Production Company, 129 Acres R/W, \$225. (4-27-18)
Carole Elaine Clark to Steven Ronald Nelson, 49.095 Acres O&G, \$21,041. (4-30-18)

CENTER, FRANKLIN & MORRIS TOWNSHIPS

CNX Gathering LLC to CNX Midstream Devco III LP, Asgmt, \$2,421,896.63 (5-3-18)

CUMBERLAND TOWNSHIP

Edward W Abbott by Sheriff to Martin Edward Thomas, Lot Cumberland Village Plan, \$28,075.60 (5-2-18)
Harry F Gelorme et ux to John W Haddox et ux, Lots 22-26 Paisley Farms Plan, \$135,000. (5-3-18)
Richard A Sertich et al to John W Lawrence et ux, 22.2681 Acres, \$55,000. (5-3-18)

DUNKARD TOWNSHIP

Shirley Marie Darr Howard et al to John R Darr Est, 106 Acres O&G-Coal-Minerals, \$10,722. (5-3-18)

FRANKLIN TOWNSHIP

Kari Resources LP to West Virginia University Medical Corp, 7.59 Acres, \$353,780. (4-30-18)

FREEPORT TOWNSHIP

Annual Conference of Western Pennsylvania et al to Joseph D Allen et ux, 2 Tracts, \$10,000. (4-27-18)

GILMORE TOWNSHIP

Emily Jane Steward to Rock Creek Royalty LLC, 195 3/4 Acres O&G, \$20,114. (5-2-18)
CNX Gathering LLC to CNX Midstream Devco III LP, Asgmt, \$445,430.70 (5-3-18)

GREENE TOWNSHIP

Donley C Henderson et ux to Gracie Land Holdings LLC, 7.47 Acres, \$34,587.60 (5-3-18)

GREENE, MORRIS, RICHHILL & WHITELEY TOWNSHIPS

Hollowell Foundation Inc to Three Rivers Royalty LLC et al, O&G, \$1,846,139.95 (4-30-18)

JEFFERSON TOWNSHIP

Helen J Shipley to Robert J Lucas II et ux, 1.870 Acres, \$110,000. (4-27-18)

MONONGAHELA TOWNSHIP

Charles Wesley Lemunyon Est to Brandi A Flynn et al, .941 Acre, \$79,500. (5-1-18)

MORRIS & RICHHILL TOWNSHIPS

Hollowell Foundation Inc to CNX Gas Company LLC, O&G, \$4,649,999. (4-30-18)

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RICHHILL TOWNSHIP

Lloyd C Morris Jr to Arbalá AD3 LLC et al, 47.164 Acres O&G, \$19,455.15 (4-30-18)
L B Douglas Dinsmore to Greenbrier Royalty Fund LLC, 164.246 Acres O&G, \$341,952.
(5-2-18)
Anita E Griesenauer to Greenbrier Royalty Fund LLC, 164.246 Acres O&G, \$341,952.
(5-2-18)

SPRINGHILL TOWNSHIP

Wayne Edward Burley to Bluejay Acquisition Partners LP, 77.75 Acres O&G, \$2,500.
(4-30-18)

WAYNE TOWNSHIP

Betty K Hall to Keystone Buckeye Energy Holdings LLC et al, 80.51 Acres O&G, \$1,000.
(4-30-18)

Baptist Homes Foundation to Pikewood Energy Corp., 214.18 Acres O&G, \$25,000. (5-1-18)

WAYNESBURG BOROUGH

Richard L Douglass et ux to Jessica L Phillips et al, 2 Tracts, \$169,500. (4-30-18)
David A Bedilion et us to Sherry L Fuller et al, 5 Tracts, \$45,000. (4-30-18)
Frank James Kiger Jr Est to Michael Joseph Temple et ux, 2 Tracts, \$62,700. (5-3-18)

WHITELEY & WAYNE TOWNSHIPS

Howard S Foust II to Rock Creek Royalty LLC et al, 9 Tracts O&G, \$12,470. (5-2-18)

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

HOY, TED L.

Late of Wayne Township, Greene County, Pennsylvania
Executrix: Martha W. Hoy, 513 Strawn Hill Road, Spraggs, PA 15362
Attorney: David F. Pollock, Esquire, Pollock Morris LLC,
54 South Washington Street, Waynesburg, PA 15370-2036

SECOND PUBLICATION

KRON, PAUL JAMES a/k/a PAUL J. KRON

No. 0079 of 2048
Late of Carmichaels, Greene County, Pennsylvania
Administratrix c.t.a.: Michelle L. Wise, % Robert J. Winters, Esquire, Goehring,
Rutter & Boehm, 437 Grant Street, Suite 1424, Pittsburgh, PA 15219
Attorney: Robert J. Winters, Esquire, Goehring, Rutter & Boehm, 437 Grant Street,
Suite 1424, Pittsburgh, PA 15219

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POLICZ, ANDREW

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Joseph Policz, 301 Policz Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

PAULLON-COBUN, FRANKIE ANN

Late of Dunkard Township, Greene County, Pennsylvania
Executrix: Vanessa Hagedorn, 28 Lapoe Village, Core, WV 26541
Attorney: None

TEAGARDEN, JR., CHARLES E.

Late of Washington Township, Greene County, Pennsylvania
Executrix: Donna Kay Cain, 783 Browns Creek Road, Sycamore, PA 15364
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,
54 South Washington Street, Waynesburg, PA 15370-2036

THIRD 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

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SHERIFF'S SALE

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.

Kondaor 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