

# 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. 12

December 14, 2017

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*Serving the Legal Community of Greene County*

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# 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: Dec. 27, 2017  
ARDs: Jan. 8, 2018  
ARD Revocations: Jan. 8, 2018  
Parole Violations: Jan. 2, 2018  
Plea Court: Jan. 9 & 10, 2018  
License Suspension Appeals: Feb. 19, 2018

## ORPHANS

Accounts Nisi: \_\_\_\_\_, 2018  
Accounts Absolute: Dec. 18, 2017

**SUPREME COURT  
SUPERIOR COURT  
COMMONWEALTH COURT**

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

## ARGUMENTS

Argument Court: Jan. 10, 2018

## CIVIL

Domestic Relations Contempts:  
Jan. 22, 2018  
Domestic Relations Appeals  
Jan. 22, 2018

## JUVENILE

Plea Day: Dec. 21, 2017

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
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E-mail address: [editor.greenerreports@yahoo.com](mailto:editor.greenerreports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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## DEED TRANSFERS

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

### CUMBERLAND TOWNSHIP

Anna I Bregan by TCB to Robert J Delansky, .090 Acres, \$2,000. (12-5-17)  
Logan Matthew Fahay to Randall L Krajnak et ux, Lots 16-17 Faridale Plan, \$127,000. (12-5-17)  
Clara Mae Henry to Charles R Shuckhart et ux, Lots 200-202 Jamison Place Lot Plan, \$165,000. (12-7-17)

### FRANKLIN TOWNSHIP

Jeremy Ricciuti et ux to Alex H Lee et ux, .575 Acres, \$267,500. (12-1-17)  
Kenneth D Varner Jr et al to Varner Partnership, 3 Tracts O&G-Coal-Minerals, \$99,895. (12-5-17)

### JACKSON TOWNSHIP

Ethel Nelson to Family Tree Corporation, 58 Acres O&G, \$1,132. (12-4-17)

### JEFFERSON TOWNSHIP

Pitt Gas Missionary Church to Wesley Eldridge et ux, .7848 Acres, \$35,000. (12-5-17)

### RICES LANDING BOROUGH

Esther Kovach to Todd A Witters et ux, Lots, \$90,000. (12-6-17)

### RICHHILL TOWNSHIP

Culver Bruce Carman to CNX Gas Company LLC, R/W, \$35,000. (12-4-17)

### SPRINGHILL TOWNSHIP

Donna Wilson to Pikewood Energy Corporation, 3 Tracts O&G, \$24,955. (12-5-17)  
Ralph L Conkle et ux to Pikewood Energy Corporation, 3 Tracts O&G, \$6,250. (12-5-17)  
Charles Thomas Conkle et ux to Pikewood Energy Corporation, 3 Tracts O&G, \$6,250. (12-5-17)  
Keystone Buckeye Energy Holdings LLC to Johnson Energy Services LLC, 72 Acres O&G, \$9,000. (12-7-17)  
Keystone Buckeye Energy Holdings LLC to Johnson Energy Services LLC, 77.75 Acres O&G, \$6,958.25 (12-7-17)

### WAYNESBURG BOROUGH

Hugh J Dooley II et ux to Jeremy Ricciuti et ux, Lot Ritchie Add, \$120,000. (12-1-17)  
Daniel E Cross to Eddis J Miller, Tract, \$105,000. (12-6-17)

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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

**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

### SECOND 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  
Personal Representative: Virginia D. Dolan, % Watson Mundorff Brooks & Sepic,  
LLC, 720 Vanderbilt Road, Connellsville, PA 15425-6218  
Attorney: Watson Mundorff Brooks & Sepic, LLP, 720 Vanderbilt Road,  
Connellsville, PA 15425-6218

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### THIRD PUBLICATION

**ANTILL, SUSAN ELLEN a/k/a SUSAN E. ANTILL**

Late of Non-Resident  
Ancillary Executor: R. Kelvin Antill, 1415 Wine Spring Lane,  
Ruxton, MD 21204-3667  
Attorney: James B. Courtney, Esquire, 142 North Court Avenue, P O Box 1315,  
Somerset, PA 15501-0315

**KIGER, JR., FRANK JAMES**

Late of Franklin Township, Greene County, Pennsylvania  
Administratrix: Margaret Berg, 349 Glen Cove Drive, West Mifflin, PA 15122  
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

**STOREY, JOHN BARRY a/k/a BARRY STOREY**

Late of Cumberland Township, Greene County, Pennsylvania  
Administratrix: Cynthia Lorady, 19 Wild Flower Drive, Schuylkill Haven, PA 17972  
Attorney: Charles J. Morris, 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. 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.

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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**

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Attorney for the Plaintiff:  
Purcell, Krug & Haller  
Harrisburg, PA 717-234-4178

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania