

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 2, 2019



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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 6, May 8 & May 10, 2019

CRIMINAL

Arraignments: May 6, 2019
ARDs: May 13, 2019
ARD Revocations: May 13, 2019
Parole Violations: May 6, 2019
Plea Court: May 14 & 15, 2019
License Suspension Appeals: June 17, 2019
Argument Court: May 28, 2019

ORPHANS

Accounts Nisi: May 6, 2019
Accounts Absolute: May 16, 2019

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: June 4, 2019
Convenes in Pgh.: May 13 - 17, 2019
Convenes in Pgh.: May 6 - 10, 2019

ARGUMENTS

Argument Court: May 12, 2019

CIVIL

Domestic Relations Contempts:
May 28, 2019
Domestic Relations Appeals
May 28, 2019

JUVENILE

Plea Day: May 16, 2019

THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

THE GREENE COUNTY BAR ASSOCIATION

Jessica Phillips, President
Christopher Simms, Vice-President
Cheryl Cowen, Secretary
Timothy Ross, Treasurer
Christine N. Nash, 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

Ronald Dolgae, et ux to EQM Poseidon Midstream, LLC, R/W, \$2,600.00 (4-18-19)
Edward J. Moses, Jr., et ux to EQM Poseidon Midstream, LLC, R/W, \$260,000.00 (4-24-19)

CARMICHAELS BOROUGH, JEFFERSON BOROUGH & CUMBERLAND TOWNSHIP

Mary L. Krenzy by POA, et al to Michael Shipley, et ux, Tracts, \$54,000.00 (4-25-19)

CENTER TOWNSHIP

Bryan C. Machesky, et ux to John W. Corbly, et al, Tract, \$365,000.00 (4-18-19)

CUMBERLAND TOWNSHIP

Charles M. Gasti, et ux to Yvonne Burns, Lot 186, \$15,000.00 (4-25-19)
Ronald E. Shaffer, Jr., et ux to Hill Top Energy Center LLC, R/W, \$425,000.00 (4-26-19)
Mary L. Krenzy, by Agent, et al to Andrew J. Huffman, IV, Tract, \$35,000.00 (5-1-19)
Earl E. Newman Estate, et al, to Terrance M. Kobulinsky, Tract, \$50,000.00 (5-2-19)

DUNKARD TOWNSHIP

Paul J. Martin to Joel D. Martin, et al, Lot 200 Bobtown, \$16,524.00 (4-22-19)
Redevelopment Authority of Greene County to Patrick C. Zorik, Lot 216 Bobtown, \$56,000.00 (4-30-19)

FRANKLIN TOWNSHIP

Ruth Ann McCollum to Andrew Martin Stewart, et ux, Lots 30-32, \$145,000.00 (4-24-19)
Richard A. Pultorak to EQM Gathering OPCO LLC, R/W, \$5,664.80 (4-24-19)
Sean Mosley to H2 Acquisition LP, et al, Tract O&G-Minerals, \$4,500.00 (4-26-19)
Brian L. Landau, et ux to EQM Gathering OPCO LLC, R/W, \$13,630.00 (4-26-19)
Joseph N. Headlee, DBA, et al to Second Sam Nine Inc, 2 Tracts, \$25,000.00 (4-26-19)
Christina M. Ross, et al to Eric S. Bacorn, et ux., .952 Acres, \$264,900.00 (4-29-19)
Charles R. Leichliter to Charles Leichliter, et al, Lots 308-309 West Waynesburg, \$10,552.50 (5-1-19)

Swanee L. Kline Living Trust, et al to EQM Gathering OPCO LLC, R/W 54.42 Acres, \$140,000.00 (5-2-19)

Scott Alexander McNay to EQM Gathering OPCO LLC, R/W 118.68 acres, \$109,156.80 (5-2-19)

Sharon L. Patterson, et al to EQM Gathering OPCO LLC, R/W 176.7 acres, \$46,66.80 (5-2-19)

Lloyd E. Blaker to EQM Gathering OPCO LLC, R/W 91.15 acres, \$55,906.00 (5-2-19)
Michael C. Younken, et ux, to EQM Gathering OPCO LLC, R/W, \$320,000.00 (5-2-19)
Adam R. Henderson, et al, to EQM Gathering OPCO LLC, R.W 80.51 acres, \$160,960.00 (5-2-19)

John A. Blaker, et ux, to EQM Gathering OPCO LLC, R/W 118.94 acres, \$64,876.00
RED Cedar Brown Development Partners LLC to EQM Gathering OPCO LLC, R/W 30.72 acres, \$41,200.00 (5-2-19)

Michael C. Baily, et ux to EQM Gathering OPCO LLC, R/W 80.75 acres, \$91,528.00 (5-2-19)
Hilda J. Aikens to EQM Gathering OPCO LLC, R/W 3.7 acres, \$8,000.00 (5-2-19)

FRANKLIN & WASHINGTON TOWNSHIPS

Carol Brookover to EQM Gathering OPCO LLC, R/W, \$58,628.00 (4-26-19)

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GILMORE TOWNSHIP

Harry J. Taylor Estate, et al to Francis L. Gilbert, et ux, 2 Lots, \$30,000.00 (4-29-19)

GRAY TOWNSHIP

Ian Snyder, et ux to Charles Gorby, et ux, 3.933 Acres, \$114,000.00 (4-30-19)

JEFFERSON TOWNSHIP

James H. Fischer by POA, et al to Randy Y. Teegarden, et ux, Tract, \$133,500.00 (4-25-19)

Carl A. Barchiesi Estate, et al to MS Ventures LTD, 6.480 Acres, \$330,000.00 (4-29-19)

MONONGAHELA TOWNSHIP

Wyatt Clyde Fawley, et al to William R. Jamison, et ux, 1.015 Acres, \$1,000.00 (4-22-19)

Garry A. Buchanan to Seth Q. Edwards, et ux, 2 Tracts, \$140,000.00 (4-29-19)

MORGAN TOWNSHIP

Michael W. Ottena, et ux to Stone Hill Minerals Holdings, LLC, 23.762 Acres O&G,
\$201,977.00 (5-1-19)

Steve Topor Jr. Estate, et al, to Lee Nelson, et al, 3 Tracts, \$60,000.00 (5-2-19)

MORRIS TOWNSHIP

Karen E. Murray to Joseph Reede Harden, 65.747 Acres, \$160,000.00 (5-1-19)

PERRY TOWNSHIP

William R. Wonsettler, et al to Lola Drilling III LLC, 3 Tracts O&G, \$47,306.40 (4-23-19)

RICHHILL TOWNSHIP

Howard Dunn, et ux to Three Rivers Royalty LLC, 154 Acres O&G, \$26,114.06 (4-25-19)

Jason Morrow, et ux to Three Rivers Royalty LLC, 154 Acres O&G, \$26,114.06 (4-29-19)

SPRINGHILL TOWNSHIP

Bruce S. True, et ux to Oak Ridge Resources LLC, 230.75 Acres O&G, \$26,915.00 (4-25-19)

WASHINGTON TOWNSHIP

Kenneth P. Spriggs, et ux to EQM Gathering OPCO LLC, R/W, \$19,756.00 (4-26-19)

Daniel D. Smock to EQM Gathering OPCO LLC, R/W, \$7,780.00 (4-26-19)

Jeremy Talpas, et ux to EQM Gathering OPCO LLC, R/W, \$45,458.00 (4-26-19)

Kurt F. Summersgill, et al to EQM Gathering OPCO LLC, R/W, \$62,518.00 (4-26-19)

Charles E. Funk, II, et ux to EQM Gathering OPCO LLC, R/W, \$18,208.00 (4-26-19)

Jeffrey A. Dibuono, et ux to Nathan S. Borovichka, et ux, 18.876 Acres, \$169,900.00 (5-1-19)

WAYNE TOWNSHIP

Cole Sveom Family Farms LP to Alfonso G. Huffman, Tract, \$118,000.00 (4-22-19)

Ronald R. Ponceroff, et ux to Contura Pennsylvania Land LLC, 2 tracts, \$50,000.00 (4-22-19)

William D. Arthur, et ux to Contura Pennsylvania Land LLC, 5.570 Acres, \$85,000.00 (4-22-19)

Mark C. Tobak to Ridgetop Appalachia, LLC, 25.66425 Acres O&G, \$195,048.30 (4-25-19)

Solomon E. E. Lemley to Colby T. Yost, et ux, 1.508 Acres, \$10,537.60 (4-30-19)

Mary Ann Silva et al to Pikewood Energy Corporation, 2 Tracts O&G, \$7,750.00 (5-1-19)

WAYNESBURG BOROUGH

Sam Boyd Family Trust, et al to Daniel A. Foley, et ux, Lot, \$10,000.00 (4-24-19)

Redevelopment Authority of Greene County to Jessica Renee Cole et al, Lot, \$59,900.00 (4-29-19)

WHITELEY TOWNSHIP

Bonnie Jordan to VES Land LLC, 32.91 Acre O&G, \$800.00 (4-25-19)

Kenneth Burdell Brock, et ux to Robert K. Trump, et ux, 19.5015 acres, \$19,501.50 (5-2-19)

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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

FRANCIS, KATHLEEN DULANEY

Late of Mt. Morris, Greene County, Pennsylvania

Executrix: Jonetta A. Francis, White Swan Apartments, Apt. 3800, 117 W. Main Street, Uniontown, PA 15401

Attorney: Christopher Michael Simms, Esquire, 54 South Washington Street, Waynesburg, PA 15370-2036

VIRGILLI, VELMA CAROLYN

Late of Mather, Greene County, Pennsylvania

Executrices: Christine Conrad, 425 E. Oakview Drive, Waynesburg, PA 15370 and Andrea Semenoff, 102 Charles Street, Carmichaels, PA 15320

Attorney: David F. Pollock, Esquire, 54 South Washington Street, Waynesburg, PA 15370-2036

FELL, NANCY

Late of Center Township, Greene County, Pennsylvania

Administrator: Anthony F. Fell, III, 492 Claylick Road, Holbrook, PA 15341

Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street, Waynesburg, PA 15370

BENNETT, ROBERT DANIEL

Late of Morgan Township, Greene County, Pennsylvania

Administratrix: Ethel Shipman, 436 Browns Road, Waynesburg, PA 15370

Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

SHUCKHART, BESSIE MAE

Late of Cumberland Township, Greene County, Pennsylvania

Administratrix: Charlene Shuckhart, 165 Wahula Road, Carmichaels, PA 15320

Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street, Waynesburg, PA 15370

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VAN DRUFF, HAROLD F.

Late of Whiteley Township, Greene County, Pennsylvania
Executrix: Shari L. VanDruff Curry, 293 VanDruff Road, Spraggs, PA 15362
Attorney: David C. Hook, Esquire, 189 West High Street, P O Box 792,
Waynesburg, PA 15370

THIRD PUBLICATION

CARLSON, PAUL E.

Late of Waynesburg, Greene County, Pennsylvania
Executor: Mark F. Carlson, 53 Third Avenue, Waynesburg, PA 15370
Attorney: Gregory C. Hook, Esquire, 189 West High Street, P O Box 792,
Waynesburg, PA 15370

LEONARD, SHIRLEY G.

Late of Carmichaels, Greene County, Pennsylvania
Executor: Lovisa J. Epperley, 62 Urbonia Road, Smithfield, PA 15478
Attorney: None

PIERCE, MILDRED

Late of Franklin Township, Greene County, Pennsylvania
Administrator: Timothy N. Logan, 54 North Richhill Street, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

SIX, PANSY

Late of Franklin Township, Greene County, Pennsylvania
Executor: Herman Eugene Six, 1335 Sorella Court, Jacksonville, FL 32221
Attorney: J. William Hook, Esquire, P O Box 792, 189 West High Street,
Waynesburg, PA 15370

STOCKDALE, MARGARET S. a/k/a SHIRLEY HUFFMAN STOCKDALE

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Robin Salosky, 600 Hillcrest Avenue, Waynesburg, PA 15370
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

THOMPSON, THOMAS E.

Late of Waynesburg, Greene County, Pennsylvania
Administrator: Harold James Thompson, 25 Lot 4 – Half Moon Road,
Scenery Hill, PA 15360
Attorney: E. J. Julian, Esquire, 71 North Main Street, Washington, PA 15301
(724) 228-1860

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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 May 6, 2019 FOR NISI CONFIRMATION AND ON May 16, 2019 FOR
FINAL CONFIRMATION.

The First & Final Account of Patricia A Kicielinski, Administratrix of the Estate of Donald E
Crawford Jr, Deceased, late of Center Township, Greene County, PA

Attorney: David F Pollock Esquire
54 South Washington Street
Waynesburg PA 15370

The First & Final Account of Diann L Craig, Executrix of the Estate of James R. Craig,
Deceased, late of Perry Township, Greene County, PA

Attorney: Jeffrey N Grimes Esquire
77 South Washington Street
Waynesburg PA 15370

LEGAL NOTICE

Notice is hereby given that Brandi Nicole Jones will file a Petition to Remove Brandon Alan
Snyder, the Non-Biological Father's Name from Birth Certificate of Ava Nicole Snyder. Said
petition will be presented before the Honorable Farley Toothman in Motion's Court, Greene
County Courthouse, Waynesburg, Pennsylvania on May 22, 2019 at 8:45 o'clock A.M.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. AD-833-2018 ED 15-2019

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 10, 2019
AT 10:00 O'CLOCK A.M.**

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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.

The Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-1

vs.
Marlene Duvall, individually and as Administratrix of the Estate of Betty Duvall, Deceased

ALL THAT CERTAIN lot of ground situate in the Borough of Waynesburg, Greene County, Pennsylvania bounded and described as follows:

BEGINNING at the Northeast intersection of Second Avenue and Spring Alley; thence East along Second Avenue, a distance of 52 feet to the lands formerly of Flossie E. Orndoff, a distance of 50 feet to the lands now or formerly of Ida Evans; thence by lands nor or formerly of Ida Evans, West on a parallel with the Northside of Second Avenue a distance of 52 feet to the East side of Spring Alley; thence South by the East side of Spring Alley, a distance of 50 feet, to the intersection of Spring Alley and Second Avenue, the place of BEGINNING.

BEING KNOWN AS 243 2nd Avenue, Waynesburg, PA 15370

BEING TAX PARCEL NO. 26-02-271

PROPERTY ADDRESS: 243 2nd Avenue, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 26-02-271

Seized and taken into execution to be sold as the property of MARLENE DUVAL, INDIVIDUALLY AND AS THE ADMINISTRATRIX OF THE ESTATE OF BETTY DUVAL, in suit of THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK

Attorney for the Plaintiff:
Shapiro & DeNardo, LLC
King of Prussia, PA

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-19-2019**

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 10, 2019
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.

Wells Fargo Bank, NA

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vs.
Vicki Harter, in Her Capacity as Administratrix of the Estate of Ashley M. Harter a/k/a Ashley Marie Harter, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ashley M. Harter a/k/a Ashley Marie Harter, Deceased

Owner(s) of property situate in the WAYNESBURG BOROUGH, GREENE County, Pennsylvania, being 519 4th Avenue, Waynesburg, PA 15370-1021

Parcel No. 26/02/193 and 26/02/191A

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$152,363.88

PROPERTY ADDRESS: 519 4th Avenue, Waynesburg, PA 15370-1021

UPI/TAX PARCEL NUMBER: 26-02-193 and 26-02-191A

Seized and taken into execution to be sold as the property of VICKIE HARTER, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ASHLEY M. HARTER A/K/A ASHLEY MARIE HARTER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR

ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ASHLEY M HARTER A/K/A ASHLEY MARIE HARTER, DECEASED, in suit of WELLS FARGO BANK, NA

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

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-13-2019**

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 10, 2019
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.

Reverse Mortgage Solution, INC
vs
Joanne A. Shultz

ALL THAT CERTAIN TRACT OF LAND SITUATE IN FRANKLIN TOWNSHIP, GREENE COUNTY, PENNSYLVANIA

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Address: 170 Tollgate Run Road, Waynesburg, Pennsylvania 15370
Parcel ID/Tax ID Number: 07-20-100

PROPERTY ADDRESS: 170 Tollgate Run Rd, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07-20-100

Seized and taken into execution to be sold as the property of JOANNE A SHULTZ, in suit of REVERSE MORTGAGE SOLUTIONS, INC.

Attorney for the Plaintiff:
KML Law Group, P.C.

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-24-2019

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 24, 2019
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.

BANK OF AMERICA, N.A.

vs

Patricia J. Henrish

ALL THAT CERTAIN lot of ground situate in Cumberland Township, Greene County, Pennsylvania, known and designated as Lot No. 245 in the "Crucible Plan of Lots", and recorded in the Recorder's Office of Greene County, Pennsylvania, in Plan Book Vol. 1, Page 125, and being more particularly bounded and described as follows:

BEGINNING at a point in the center of Third Avenue, a forty street, being corner common to Lots No. 223, 224, 245 and 246; thence in the center line of said Third Avenue, and by Lot No. 224, North 81 degrees 05 minutes East, 56 feet to a point; thence by Lot No. 224, South 8 degrees 55 minutes East, 1475 feet to a point in the center of a sixteen-foot alley; thence in the center line of said sixteen-foot alley, and by Lot No. 256 South 81 degrees 05 minutes West, 56 feet to a point; thence by Lot No. 246, North 8 degrees 55 minutes West 147.5 feet to the place of BEGINNING.

Parcel ID/Tax ID Number: 05-29-404

PROPERTY ADDRESS: 245 Third Ave., Crucible PA 15325

UPI/TAX PARCEL NUMBER: 05-29-404

Seized and taken into execution to be sold as the property of PATRICIA HENRISH, in suit of BANK OF AMERICA.

Attorney for the Plaintiff:
KML Law Group, P.C.

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania