

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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April 25, 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.:
April 29, May 1 & May 3, 2019

CRIMINAL

Arraignments: April 29, 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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

Albert John Brown Jr to EQM Poseidon Midstream LLC, R/W, \$58,800. (4-17-19)

CUMBERLAND TOWNSHIP

Barbara A Walters et al to Moriah G Guthrie, .764 Acre, \$85,000. (4-15-19)
Carol L Burich to Stephanie Burich et al, 1.9997 Acres, \$2,056.50 (4-17-19)
Leonard A Svetz to County of Greene, .345 Acre, \$12,500. (4-17-19)
John James Svetz to County of Greene, .21311 Acre, \$2,950. (4-17-19)

DUNKARD TOWNSHIP

Warren E Lilly et al to Ponderosa Pastures Corp, 8 Tracts, \$269,878. (4-15-19)

FRANKLIN TOWNSHIP

Bryan Charles Miller to EQM Gathering Opco LLC, R/W, \$111,000. (4-16-19)
Tim McMillen et ux to EQM Gathering Opco LLC, R/W, \$28,800. (4-16-19)

FRANKLIN & MORGAN TOWNSHIPS

Basalt Trap Rock LLC to EQM Gathering Opco LLC, R/W, \$164,196. (4-16-19)

JACKSON TOWNSHIP

Chester C Whittam Jr to EQM Poseidon Midstream LLC, R/W, \$104,720. (4-17-19)
Ronald G Miller et ux to EQM Poseidon Midstream LLC, R/W, \$240,240. (4-17-19)

JEFFERSON TOWNSHIP

Jason D Phillips et ux to Adam J Christopher et ux, Lots 214-215 Star City Plan, \$4,50. (4-12-19)

MORGAN TOWNSHIP

Robert A Harry to EQM Gathering Opco LLC, R/W, \$138,364. (4-16-19)

MORRIS TOWNSHIP

Joel W Davis et ux to EQM Gathering Opco LLC, R/W, \$60,833.60 (4-16-19)
Donald Chambers to Conrhein Coal Co et al, Lot Coal, \$1,000. (4-17-19)

PERRY TOWNSHIP

J Mark Barnes by Acting Sheriff to Leonard George et ux, 2 Tracts, \$37,118.40 (4-16-19)

RICHHILL TOWNSHIP

John R Braddock et al to CNX Midstream Devco I LP et al, R/W, \$1,700,935 (4-17-19)

SPRINGHILL TOWNSHIP

David John Lesako et al to Pure Bred Holdings LLC, 100 Acres, \$230,000. (4-12-19)

WAYNE TOWNSHIP

Rose Hartman to Robert E Grow Sr et al, .120 Acre, \$500. (4-12-19)

WHITELEY TOWNSHIP

Donnie E Simpson to Keystone Buckeye Energy Holdings LLC et al, 80.967 Acres O&G, \$30,000. (4-12-19)

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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

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

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

SECOND 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

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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: Jeffry 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

THIRD PUBLICATION

DEANGELIS, RICHARD LEWIS a/k/a RICHARD L. DEANGELIS

Late of Clarksville, Greene County, Pennsylvania
Administratrix: Shirley M. Johnson, P O Box 144, Bobtown, PA 15315
Attorney: Gregory C. Hook, Esquire, 189 West High Street, P O Box 792,
Waynesburg, PA 15370

GRAY, CATHERINE L.

Late of Dunkard Township, Greene County, Pennsylvania
Executrix: Phyllis J. Stefko, 423 Willow Crossing Road, Greensburg, PA 15601
Attorney: James N. Falcon, Esquire, 22-24 South Fourth Street,
Youngwood, PA 15697

MURRAY, LARRY WILLIAM

Late of Morris Township, Greene County, Pennsylvania
Executrix: Jody L. Plumley a/k/a Jody L. Nader, 362 Van Meter Road,
Rostraver Township, PA 15012
Attorney: None

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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: Jeffry N Grimes Esquire
77 South Washington Street
Waynesburg PA 15370

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.**

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:

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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
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

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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

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