

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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October 11, 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.:
Oct. 15, 17 and 18, 2018

CRIMINAL

Arraignments: Oct. 15, 2018
ARDs: Nov. 12, 2018
ARD Revocations: Nov. 12, 2018
Parole Violations: Oct. 15, 2018
Plea Court: Nov. 14, 2018
License Suspension Appeals: Oct. 15, 2018

ORPHANS

Accounts Nisi: Nov. 5, 2018
Accounts Absolute: Oct. 19, 2018

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 22 – 26, 2018
Convenes in Pgh.: December 4 - 6, 2018
Convenes in Pgh.: October 15 – 19, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Laura Donnellan to Richard Krantz et ux, 8 Tracts, \$200,000. (10-01-18)
Dorothy Kupsy et al to Keystone Buckeye Energy Holdings LLC, 105 Acres O&G, \$50,000. (10-01-18)
Rock Creek Royalty LLC to EQT Production Company, 48.89 Acres O&G, \$24,200. (10-02-18)

CUMBERLAND TOWNSHIP

Cory Alan Pratt et ux to Andrew T Whiteman, 2 Lots, \$211,000. (10-02-18)
Gertrude Erika Busti Est to Rayles Rentals LLC, Lot 260 Crucible, \$48,000. (10-04-18)

DUNKARD TOWNSHIP

Joseph S Moritz III et ux to Drew D Huval et ux, Tract, \$143,900. (10-02-18)
Lewis P Strosnider Jr to Paula Wright, Lot 276 Bobtown, \$53,000. (10-04-18)

FRANKLIN TOWNSHIP

Joseph Ky Dinh et al to Khiem N Truong, Lot, \$190,000. (10-04-18)

JACKSON & ALEPPO TOWNSHIPS

Jeffrey Dean Hughes et ux to EQT Production Company, Tracts O&G, \$15,783. (10-03-18)

JACKSON & FRANKLIN TOWNSHIPS

Cynthia L Blake et con to Pikewood Energy Corporation, Tracts O&G, \$3,000. (10-02-18)

MONONGAHELA TOWNSHIP

GEM Holdings LLC to Ridgetop Appalachia LLC, 77.96 Acres O&G, \$14,630. (10-02-18)

PERRY TOWNSHIP

Greystone Energy & Minerals LLC to Ridgetop Appalachia LLC, Tracts O&G, \$5,712. (10-02-18)

Joseph S Yorio et ux to Gregory A Evans et ux, Lot 3 Donley Addition, \$65,000. (10-03-18)

Lafayette E Moore et ux to EQT Production Company, 48.97 Acres O&G, \$73,455. (10-03-18)

SPRINGHILL TOWNSHIP

Patricia D Plunkett et con to EQT Production Company, 68.134 Acres, \$7,286.55 (10-03-18)

Joyce I Reynolds et con to EQT Production Company, 68.134 Acres, \$7,286.55 (10-03-18)

WASHINGTON TOWNSHIP

William R Nalitz et ux to Trenton D Bosworth, 11.617 Acres, \$318,500. (10-01-18)

WAYNE TOWNSHIP

Martin Tucker Brown to AMP IV LP, 12 Acres O&G, \$ 63,600. (10-03-18)

Emily M Brown to AMP IV LP, 12 Acres O&G, \$ 63,600. (10-03-18)

WAYNESBURG BOROUGH

Observer Publishing Company to Central Pennsylvania Newspapers LLC, Lot, \$90,000. (10-02-18)

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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

GAPEN, HENRIETTA MAVEN

Late of Greensboro, Greene County, Pennsylvania
Executor: Harley M. Gapen, 284 Turkey Knob Road, Greensboro, PA 15338
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,
Waynesburg, PA 15370

HALL, ELIZABETH JANE

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Glen Hall, 418 Bucknell Street, Pittsburgh, PA 15208
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,
Waynesburg, PA 15370

SECOND PUBLICATION

BOHAN, DOROTHY H.

Late of Monongahela Township, Greene County, Pennsylvania
Executor: F. David Ross, 326 Greensboro Road, Greensboro, PA 15338
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,
Waynesburg, PA 15370

LONGENETTE, GEORGE S. a/k/a GEORGE LONGENETTE

a/k/a GEORGE LONGENETT (Court Term No. 30-18-0182)

Late of Jackson Township, Greene County, Pennsylvania
Executrix: Margaret E. Longenette, 429 Third Avenue, New Eagle, PA 15067
Attorney: James W. Haines, Jr., 1212 West Main Street, Monongahela, PA 15063

RENNER, IRENE C.

Late of Perry Township, Greene County, Pennsylvania
Executrix: Betty Anderson, 121 Strobe Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

RUSH, GUY L.

Late of Waynesburg, Greene County, Pennsylvania
Administrator: Thomas E. Rush, 1670 Lantz Street, Waynesburg, PA 15370
Attorney: Charles J. Morris, Esquire, Pollock Morris Belletti LLC,
54 South Washington Street, Waynesburg, PA 15370

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THIRD PUBLICATION

ALBERT, DONALD S.

Late of Waynesburg, Greene County, Pennsylvania
Administratrix CTA: Margaret A. Albert, 108 Western Avenue, Houston, PA 15342
Attorney: Gregory C. Hook, Esquire, 189 West High Street, P O Box 792.
Waynesburg, PA 15370

Mc NETT, DARIN KEITH

Late of Whiteley Township, Greene County, Pennsylvania
Administrator: Crystal D. McNett, 1978 Mt. Morris Road, Waynesburg, PA 15370
Attorney: None

REINHART, SR., ROBERT

Late of Jefferson Township, Greene County, Pennsylvania
Executor: Robert Reinhart, Jr., 319 Browns Road, Jefferson, PA 15344
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

SCOTT, NELSON R.

Late of Washington Township, Greene County, Pennsylvania
Executor: Nelson T. Scott, % David J. Russo, Esquire, 192 West High Street,
Waynesburg, PA 15370
Attorney: David J. Russo, Esquire, 192 West High Street, Waynesburg, PA 15370

WILKINS, SR., LAWRENCE DALE

Late of Perry Township, Greene County, Pennsylvania
Executor: Lawrence Dale Wilkins, Jr., % David J. Russo, Esquire,
192 West High Street, Waynesburg, PA 15370
Attorney: David J. Russo, Esquire, 192 West High Street, Waynesburg, PA 15370

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LEGAL NOTICE

IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

UNITED STATES OF AMERICA,)
Plaintiff,)
vs.)
JEFFREY SCOTT KERVASKI and LOWELL)
OTTO SQUIRES known heirs of PHYLLIS)
SQUIRES, DECEASED and ALL)
UNKNOWN HEIRS, SUCCESSORS AND)
ASSIGNS AND ALL PERSONS, FIRMS OR)
ASSOCIATIONS CLAIMING RIGHT,)
TITLE OR INTEREST FROM OR UNDER)
PHYLLIS SQUIRES, DECEASED)
Defendants.)

CIVIL ACTION NO:
2:17-ev-01045-ANB

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Greene County Deed Book 334 Page 501.

SAID SALE to be held at the Greene County Courthouse on the front porch, 10 East High Street, Waynesburg, PA 15370 at **10:00 a.m.** prevailing standard time, on **October 29, 2018.**

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 2802106 recorded in Greene County, Pennsylvania, commonly known as: **170 North Maiden Street, Waynesburg, PA 15370.**

IDENTIFIED as Tax/Parcel #: 28-02-106 in the Deed Registry Office of Greene County, Pennsylvania. HAVING erected a dwelling thereon known as 170 NORTH MAIDEN STREET, WAYNESBURG, PA 15370. BEING the same premises conveyed to Phyllis Squires, dated October 25, 2005, and recorded on October 25, 2005 in the office of the Recorder of Deeds in and for Greene County, Pennsylvania at Deed Book 334, Page 501. Seized and taken in execution as the property of Phyllis Squires at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:17-cv-01045.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available

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and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

LEGAL NOTICE

To: Hope Shriver and Thomas Clark Aberegg

**In Re: A.A.A., minor child, born April 3, 2013,
Z.L.A. minor child, born August 22, 2015, and
C.M.A., minor child, born July 18, 2017**

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your children, A.A.A. born April 3, 2013 Z.L.A. born August 22, 2015, and C.M.A., born July 18, 2017. The court has set a hearing to consider ending your rights to your children.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on October 23, 2018 at 1:00 p.m. in the assigned courtroom before Judge Farley Toothman.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. Southwestern Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice is given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.