

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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July 4, 2019



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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.:
July 8, July 10 & July 12, 2019

CRIMINAL

Arraignments: July 8, 2019
ARDs: July 8, 2019
ARD Revocations: July 8, 2019
Parole Violations: July 15, 2019
Plea Court: July 9 and 10, 2019
License Suspension Appeals: August 19, 2019
Argument Court: July 22, 2019

ORPHANS

Accounts Nisi: July 1, 2019
Accounts Absolute: July 12, 2019

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: October 15-18, 2019
Convenes in Pgh.: July 29 – August 2, 2019
Convenes in Pgh.: October 2-4, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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 L. Phillips, President
Christopher M. Simms, Vice-President
Cheryl Cowen, Secretary
Timothy M. 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

Donald R. Riffle, et ux., to EQM Poseidon Midstream LLC, 83.46 acres Agreement, \$6,000.00 (6-28-19)

James Ross McCracken to VES Land LLC, 72.73 acres O&G, \$3,333.33 (7-2-19)

CUMBERLAND TOWNSHIP

Sondra J. Depue, et al., to James M. Glendenning, et ux., Lots 25-27 W H Smith Plan, \$500.00 (7-3-19)

FRANKLIN TOWNSHIP

Henrietta Hanula Trust, et al., to RCS Investment Properties LP, 1.2110 acres, \$50,000.00 (6-28-19)

Pansy Six Estate, et al., to Edward L. Six, Jr., et ux., Lot, \$30,000.00 (7-3-19)

FREEPORT TOWNSHIP

Mary Katherine Milliken, et al., to VES Land LLC, et al., 49.2 acres O&G, \$2,500.00 (7-2-19)

GREENE TOWNSHIP

Jason A. Andrews to BC Farms Investments LLC, 2 Tracts, \$140,000.00 (6-28-19)

Barbara A. Zalar to Greylock Pipeline LLC, 126.03 acres, R/W, \$5,000.00 (7-3-19)

JACKSON TOWNSHIP

Mark Waychoff, et ux., to EQM Poseidon Midstream LLC, R/W, \$124,092.00 (7-1-19)

Stephen C. Love, et ux., to Rebecca Lea Cain, et al., 1.73 acres, \$40,000.00 (7-3-19)

MORRIS TOWNSHIP

Carolun McCuen to Conrhein Coal Co, et al., ¼ acre Coal, \$1,000.00 (7-3-19)

PERRY TOWNSHIP

Christopher D. Murphy, et ux., to James Ryan Miller, et ux., Lot, \$30,000.00 (6-28-19)

RICHHILL, ALEPPO AND MORRIS TOWNSHIPS

Jaren R. Behm, et al., to KJA Limited Liability Partnership, Tracts Minerals-O&G, \$322,260.00 (7-3-19)

SPRINGHILL TOWNSHIP

Ada Jean Bingamon to VES Holdings LLC, 212.279 acres O&G, \$2,007.20 (7-2-19)

Geraldine M. Polen to VES Land LLC, 212.279 acres O&G, \$2,007.20 (7-2-19)

WAYNESBURG BOROUGH

John Paul McCracken Estate, et al., to Adamson Properties LLC, 11 Tracts, \$410,000.00 (7-2-19)

Rolling Meadows Real Estate Development LLC to Justin Bedilion, Lots 7-8 JW Iams & Isaac Stewart Plan, \$197,000.00 (7-3-19)

Jarrod Richter, et ux., to Samantha Haines, et al., Lot \$137,500.00 (7-3-19)

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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

BLACK, RALPH D., a/k/a, RALPH BLACK

Late of Morgan Township, Greene County, Pennsylvania
Executor: Edward L. Black, 1756 Horshoe Farm Road, Lousia, VA 23093
Attorney: Daniel P. Gustine, Esquire, Peacock Keller, LLP, 70 East Beau Street, Washington, PA 15301

CYBAK, JOSEPH, JR.

Late of Cumberland Township, Greene County, Pennsylvania
Co-Executor/Executrix: James & Barbara Riggi, 409 West Greene Street, Carmichaels, PA 15320
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

HOUSEHOLDER, HELEN L.

Late of Center Township, Greene County, Pennsylvania
Co-Executors: P. Elaine Householder, 1119 Mohawk Road., McDonald, PA 15057 and Dennis J. Householder, 435 Jacob Run Road, Holbrook, PA 15341
Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

SHRIVER, ERMA JUNE

Late of Morgan Township, Greene County, Pennsylvania
Executrix: Patricia M. Stout, 105 Lippencott Road, Waynesburg, PA 15370
Attorney: Kirk King, Esquire, 77 S. Washington Street, Waynesburg, PA 15370

HEADLEE, PATRICIA M.

Late of Franklin Township, Greene County, Pennsylvania
Executor: Donald H. Headlee, c/o Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370
Attorney: Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370

THIRD PUBLICATION

MARTIN, PAUL J.

Late of Bobtown, Greene County, Pennsylvania

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Executor: Joel D. Martin, C/O Bernadette Tummons, Esquire, P.O. Box 727, Uniontown, PA 15401
Attorney: Bernadette K. Tummons, Esquire, P.O. Box 727, Uniontown, PA 15401

GROOMS, WILLIAM K.

Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Sharon Patterson, 561 Pisgah Ridge Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

WATREAS, DONALD JOHN, a/k/a DONALD J. WATREAS, a/k/a, DONALD WATREAS

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Tracy L. Phillips, C/O Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

LEGAL NOTICE

ACTION TO QUIET TITLE NOTICE

To: Uni-Marts, Inc., n/k/a Uni-Marts, LLC, having its last known address at 477 East Beaver Avenue, State College, Pennsylvania, 16801. Please take notice that SEF Land, LLC, Plaintiff, has filed a Complaint to Quiet Title against Defendant, Uni-Marts, Inc., n/k/a Uni-Marts, LLC in the Court of Common Pleas of Greene County, Pennsylvania, Civil Division, A.D. No. 521, 2019. Pursuant to a Judicial Sale of the Greene County Tax Claim Bureau, and Deed recorded in the Recorder of Deeds Office of Greene County, Pennsylvania, in Record Book Vol. 521, Page 3216, Plaintiff is the owner of the described property situate in Waynesburg Boroughm Greene County, Pennsylvania, bearing Tax Parcel No. 28-02-142, more commonly known as 695 East High Street, Waynesburg, Pennsylvania, 15370. Defendant may have some interest in the above described property. Plaintiff has filed this action to quiet title to the property and seek to bar the Defendant from ever asserting any right, title, interest, lien or claim against the property.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the Plaintiffs. You may lose money or property or other rights important to you.

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 OGGICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

Southwestern Pennsylvania Legal Services
63 S. Washington Street
Waynesburg, PA 15370

Lawyer Referral Service
Office of the Court Administrator
Greene County Courthouse

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(724) 627-3127

Waynesburg, PA 15370
(724) 852-5237

J. William Hook, Esquire

Hook & Hook

189 W. High Street

P.O. Box 792

Waynesburg, PA 15370

jwh@hookandhook.com

(724) 627-6146

Attorney for SEF Land, LLC