

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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March 14, 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.:
March 18, 20 & 22, 2019

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ARD Revocations: March 11, 2019
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License Suspension Appeals: April 15, 2019

ORPHANS

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

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SUPERIOR COURT

COMMONWEALTH COURT

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Convenes in Pgh.: April 1 - 5, 2019
Convenes in Pgh.: May 6 - 11, 2019

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Josephine L. Ketcham
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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: April 9 & 14, 2019

CIVIL

Domestic Relations Contempts:
March 25, 2019
Domestic Relations Appeals
March 25, 2019

JUVENILE

Plea Day: March 21, 2019

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DEED TRANSFERS

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

CENTER TOWNSHIP

Kenneth Carlisle et ux to Larry L Anderson, 3 Lots, \$118,000. (3-1-19)
Mary F Main to Main Minerals LLC, Asgmt 65.69 Acres, \$10. (3-4-19)

CUMBERLAND TOWNSHIP

Kaitlyn N Gaines et ux to Casey D Gaines et al, Lot, \$140,000. (3-4-19)
Rachael L Simmons et con to James A Ammons Jr, Lot 801, \$155,000. (3-6-19)

JEFFERSON BOROUGH

Barbara M Troutman et con to Larry Lee Barnhart et al, Lot 17, \$85,000. (3-4-19)

JEFFERSON TOWNSHIP

Betty Yoders et al to Do E Hampson et al, 1.375 Acres, \$175,000. (3-6-19)

FRANKLIN TOWNSHIP

Carol M Adamson et con to EQM Gathering Opco LLC, R/W, \$10,500. (3-1-19)
Thomas Edward Williamson to EQM Gathering Opco LLC, R/W, \$120,400. (3-1-19)
Richard A Pultorak et ux to EQM Gathering Opco LLC, R/W, \$12,316. (3-1-19)

FRANKLIN & WHITELEY TOWNSHIPS

John D Kirsh et ux to EQM Gathering Opco LLC, R/W, \$43,504.40 (3-1-19)

FREEPORT TOWNSHIP

David J Lesako et al to David R Huntley, 2 Tracts, \$15,000. (3-7-19)

GILMORE TOWNSHIP

Irma Marie D'Antonio et al to Monongalia County Coal Company et al, 2 Tracts, \$410,677.50 (3-4-19)

GREENE TOWNSHIP

Davidine T Reid to Ridgetop Appalachia LLC, 192 Acres O&G, \$179,102. (3-4-19)
Dorothy L Kiger et al to Patrick J Mackovjak et ux, 2 Lots, \$500. (3-4-19)

JACKSON TOWNSHIP

Michael James Lee Est to Lena Lee, 2 Tracts O&G 1/5 Int, \$50,000. (3-4-19)

MORGAN TOWNSHIP

Nancy E Kennedy to Roger Broadwater et ux, Tract, \$71,500. (3-4-19)

MORRIS TOWNSHIP

Kerry McCullough to Conrhein Coal Co et al, ¼ Acre Coal, \$1,000. (3-6-19)
Mary Jane Hays to Conrhein Coal Co et al, ¼ Acre Coal, \$1,000. (3-6-19)

PERRY TOWNSHIP

Susan L Albright to Moore Self Storage North Carolina LLC et al, 2 Tracts O&G, \$89,069.54 (3-1-19)
Jason Michael Francis John to Michael J Phillips et ux, 46.539 Acres, \$12,500. (3-6-19)

RICHHILL TOWNSHIP

Scott J Morris et ux to VES Land LLC et al, 134.11 Acres O&G, \$1,700. (3-5-19)
Gerald L Anderson et ux to CNX Midstream Devco I LP, 84.15 Acres, \$220,685. (3-7-19)

SPRINGHILL TOWNSHIP

James L Edwards et ux to Oak Ridge Resources LLC, 50 Acres O&G, \$3,750. (3-5-19)
Patricia Livingood to Oak Ridge Resources LLC, 75 Acres O&G, \$405. (3-5-19)
Gerald Yoder et ux to Oak Ridge Resources LLC, 50 Acres O&G, \$3,750. (3-5-19)
Robert E Edwards et ux to Oak Ridge Resources LLC, 50 Acres O&G, \$3,750. (3-5-19)
David M Edwards et ux to Oak Ridge Resources LLC, 50 Acres O&G, \$3,750. (3-5-19)

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WASHINGTON TOWNSHIP

Wallace E Leggett et ux to Consol Pennsylvania Coal Co LLC et al, 2 Tracts, \$85,000. (3-6-19)

WAYNE TOWNSHIP

Larry D Dulaney et ux to EQM Gathering Opco LLC, R/W, \$74,556. (3-1-19)

Danny O Corder et ux to EQM Gathering Opco LLC, R/W, \$53,177.60 (3-1-19)

Harold R Moore et ux to VES Land LLC et al, 87.2 Acres O&G, \$3,300. (3-5-19)

WHITELEY & WAYNE TOWNSHIPS

Scott Staggers to EQM Gathering Opco LLC, R/W, \$12,683.60 (3-1-19)

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

ANTILL, PERRY DUANE a/k/a PERRY D. ANTILL a/k/a PERRY ANTILL

Washington County Register of Wills Estate File No. 63-18-0225

Late of Non-Resident

Ancillary Co-Executor: Brenda Antill, 1300 Kentucky Highway 1469, P O Box 399, Virgie, Kentucky 41572

Ancillary Co-Executor: Greg Antill, 307 Valley Edge Drive, Minneola, Florida 34715

Attorney: James B. Courtney, Esquire, 142 North Court Avenue, P O Box 1315, Somerset, PA 15501-0315

MARCHESSEAU, EVA MAE

Late of Franklin Township, Greene County, Pennsylvania

Executor: David P. Baker, Sr., 634 Ridge Road, Waynesburg, PA 15370

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

McCOLLUM, GREGORY D.

Late of Morgan Township, Greene County, Pennsylvania

Executrix: Barbara A. McCollum, 110 Short Street, Clarksville, PA 15322

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

McNEELY, JOHN WILLIAM

Late of Waynesburg, Greene County, Pennsylvania

Executor: David F. Pollock, 54 South Washington Street, Waynesburg, PA 15370

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

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PHILLIPS, ETHEL I. a/k/a ETHEL IONA PHILLIPS

Late of Jackson Township, Greene County, Pennsylvania

Executor: Carroll E. (Russell) Phillips, 329 Crooked Hill Road, Holbrook, PA 15341

Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

STACHER, WILMA JEAN a/k/a JEANNE H. STACHER

Late of Waynesburg Borough, Greene County, Pennsylvania

Administrator: MaChal Forbes, 54 South East Street, Waynesburg, PA 15370

Attorney: John W. Hardisty, Esquire, 223 East High Street, Waynesburg, PA 15370

SECOND PUBLICATION

ALBERT, THERESE B.

Late of Waynesburg Borough, Greene County, Pennsylvania

Administratrix: Lois Ireton, % Law Office of David J. Russo, Esquire, 192 West High Street, Waynesburg, PA 15370

Attorney: Law Office of David J. Russo, Esquire, 192 West High Street, Waynesburg, PA 15370

AREFORD, HAZEL I.

Late of Carmichaels, Greene County, Pennsylvania

Executor: John B. Areford, 1705 East Roy Furman Highway, Carmichaels, PA 15320

Attorney: None

MC NEELY, FRANK HUFFMAN

Late of Waynesburg, Greene County, Pennsylvania

Executor: Karen S. Patterson, 806 Ridge Road, Waynesburg, PA 15370

Attorney: Loretta B. Kendall, Esquire, 364 East Lincoln Avenue, McDonald, PA 15057

METCALF, CAROL D. a/k/a CAROL DENEEN METCALF

Late of Monongahela Township, Greene County, Pennsylvania

Co-Administrators: Tara D. Donai, Melissa J. Cramer and Brian D. Metcalf, % Ernest P. DeHaas, III, Esquire, DeHaas Law, LLC, 51 East South Street, Uniontown, PA 15401

Attorney: Ernest P. DeHaas, III, Esquire, DeHaas Law, LLC, 51 East South Street, Uniontown, PA 15401

THIRD PUBLICATION

FRYE, HELEN W.

Late of Jackson Township, Greene County, Pennsylvania

Executor: Timothy M. Frye, 700 Rolling Meadows Road, Waynesburg, PA 15370

Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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HALL, CONNIE ANN

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Larry Allen Hall, 104 Riverview Ln, Beckley, WV 25801
Attorney: Gregory C. Hook, Esquire, 189 West High Street,
P O Box 792, Waynesburg, PA 15370

HALL, THOMAS LLOYD

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Larry Allen Hall, 104 Riverview Ln, Beckley, WV 25801
Attorney: Gregory C. Hook, Esquire, 189 West High Street,
P O Box 792, Waynesburg, PA 15370

LESKOSKY, WILLIAM B.

Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Cressida Leskosky, 180 Hill Schoolhouse Road,
Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

LEGAL NOTICE

To: Unknown Father

In Re: A.R., minor child, born April 14, 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 child, A.R. born April 14, 2017. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on April 25, 2019 at 10:00 a.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 given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-1-2019**

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, APRIL 5, 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.

COMMUNITY BANK, NATIONAL ASSOCIATION, n/k/a COMMUNITY BANK
VS.

RICHARD A. ENOFF

ALL THE RIGHT, TITLE AND INTEREST OF THE RICHARD A. ENOFF, OWNER OR REPUTED OWNER, IN AND TO:

ALL that certain tract of land situate in Dunkard Township, Greene County, Pennsylvania, bounded and described as follows:

FOR PRIOR TITLE see deed dated August 1, 2000 from Richard A. Enoff, single and Dayna Lynn Enoff, single, and recorded in the Greene County Recorder of deeds Office on August 7, 2000, at Deed Book Volume 222, page 1237

Which has an address of 114 Presock Road, Greensboro, PA 15338
Tax Parcel No. 06-01-132-B

PROPERTY ADDRESS: 114 Presock Road, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 06-01-132 B

Seized and taken into execution to be sold as the property of RICHARD A ENOFF , in suit of COMMUNITY BANK NATIONAL ASSOCIATION N/K/A COMMUNITY BANK.

Attorney for the Plaintiff:
Bassi, Vreeland & Associates, P.C.

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-8-2019**

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, APRIL 5, 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.

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company
vs
Catherine M. Thomas

BEGINNING at a point in the intersection of the Browns Ferry Road and a Township Road; thence by the former, South 75° 05' East 56.65 feet to a point corner to Lot No. 2; thence by said Lot North 16°43' East 150 feet to a point corner to Lots Nos. 2 and 7; thence by the latter, North 75° 05' West 52.82 feet to a point; thence by the said Township Road, South 16°43' West 150.07 feet to a point the place of BEGINNING.

BEING Lot No. 1 in the Biddle Acres Plan of Lots as laid out by Kenneth G. Baily and recorded in the Office of the Recorder of Deeds of Greene County, Pennsylvania on March 14, 1950, in Plot Book Vol. 1, page 142.

Fee Simple Title Vested in Catherine E. Thomas, Widow and Catherine M. Thomas, Single, as Joint Tenants with Right of Survivorship and not as Tenants in Common by deed from Catherine E. Thomas, Widow, dated 4/24/1975, recorded 4/28/1975, in the Greene County Clerk's Office in Deed Book 599, Page 602... and the said Catherine E. Thomas, died, whereupon title to premises in question became vested in Catherine M. Thomas, by right of survivorship.

PROPERTY ADDRESS: 1 Biddle Acre, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-19-420

Seized and taken into execution to be sold as the property of CATHERINE M THOMAS in suit of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Attorney for the Plaintiff:
Stern & Eisenberg, PC
Warrington, PA

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-3-2019**

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, MARCH 22, 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.

U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dates as of April 1, 1982)
VS
Ralph Van Divner and The United States of America

Situate in the Twp of Jefferson, Cty of Greene and Cmwlt of PA. HET a dwg k/a 265 Ferncliff Rd, Rices Landing, PA 15357. Tax Parcel No. 15-02-134C.

BEING the same premises which Melissa Smith f/k/a Melissa Sebek, and Jason Alan Smith, Wife and Husband, by deed dated April 21, 2010 and recorded on April 29, 2010 in the Greene County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 429, Page 1577, granted and conveyed unto Ralph C. Van Divner.

PROPERTY ADDRESS: 265 Ferncliff Rd., Rices Landing, PA 15357

UPI/TAX PARCEL NUMBER: 15-02-134C

Seized and taken into execution to be sold as the property of RALPH VAN DIVNER, UNITED STATES OF AMERICA US ATTORNEY-WESTERN DISTRICT US POST OFFICE & COURTHOUSE in suit of U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982).

Attorney for the Plaintiff:
Vitti Law Group Incorporated
Oakmont, PA 412-281-1725

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania