

# The Greene Reports

Official Legal Publication for Greene County, Pennsylvania  
Owned and operated by Greene County Bar Association  
Greene County Courthouse, Waynesburg, PA 15370

**Vol. XXXVII, No. 45**

**August 1, 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.:  
August 5, August 7 & August 9, 2019

## CRIMINAL

Arraignments: August 5, 2019  
ARDs: August 12, 2019  
ARD Revocations: August 12, 2019  
Parole Violations: August 5, 2019  
Plea Court: August 13 and 14, 2019  
License Suspension Appeals: August 19, 2019  
Argument Court: August 26, 2019

## ORPHANS

Accounts Nisi: August 5, 2019  
Accounts Absolute: August 16, 2019

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: October 15-18, 2019  
Convenes in Pgh.: September 16-20, 2019  
Convenes in Pgh.: October 2-4, 2019

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### THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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### 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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## ARGUMENTS

Argument Court: August 11, 2019

## CIVIL

Domestic Relations Contempts:  
August 26, 2019  
Domestic Relations Appeals  
August 26, 2019

## JUVENILE

Plea Day: August 15, 2019

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## DEED TRANSFERS

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

### CUMBERLAND TOWNSHIP

John Paul Lawrence, et ux., to Jefferson A. Zarella, et ux., 2 Tracts, \$147,500.00 (7-26-19)  
Mary L. Kreny by POA, et al., to Todd M. Lowry, Jr., et ux., Lot 99 in Nemaocolin Plan, \$8,250.00 (7-26-19)

Ryan R. Baker, et ux., to Derek Meadows, et ux., Lots 27 and 28 in Hamilton Plan, \$30,000.00 (7-26-19)

Robert Jeffrey Bonser, et ux., to Trevor M. Robinson, Lot 60 in Fairdale Annex Plan, \$135,000.00 (7-29-19)

Daryl W. Guthrie, et ux., to Kevin F. Clossy, et ux., .9641 Acre, \$239,000.00 (7-29-19)

### DUNKARD TOWNSHIP

David M. Simpson Estate, et al., to Korey James Hague, et ux., 3.656 Acres, \$157,500.00 (7-29-19)

Donna Lee Biletz to Kaitlin Hansen, et ux., Lot 13 Bobtown, \$47,000.00 (7-29-19)

### FREEPORT, ALEPPO & SPRINGHILL TOWNSHIPS

Kay A. Constable to Rock Creek Royalty LLC, Tracts O&G, \$13,000.00 (7-29-19)

Jane M. Williams to Rock Creek Royalty LLC, Tracts O&G, \$13,500.00 (7-29-19)

Richard L. Linville to Rock Creek Royalty LLC, Tracts O&G, \$13,000.00 (7-29-19)

### GREENE TOWNSHIP

Lauren E. Veres, et ux., to Greylock Pipeline LLC, 182.012 Acres, R/W, \$27,300.00 (7-29-19)

David A. Jordan, et ux., to Greylock Pipeline LLC, 39.5 Acres, R/W, \$40,000.00 (7-29-19)

William R. Bird, et al., to Greylock Production LLC, 2 Tracts, \$868,000.00 (7-29-19)

### JACKSON TOWNSHIP

Tina L. Thomas to David L. Wright, et ux., 10.900 Acres, \$3,000.00 (7-30-19)

### JEFFERSON TOWNSHIP

Judith M. Boyle, et ux., to Diane L. Kokoska, et ux., Lot 43 in Braden Farm Plan, \$40,000.00 (8-1-19)

### PERRY TOWNSHIP

Kevin F. Clossey, et ux., to Jay William Eisel, et ux., 16.629 Acres, \$349,000.00 (7-29-19)

### RICHHILL TOWNSHIP

Jonathan L. Snyder, et ux., to 2666 Aleppo LLC, Tract, \$5,000.00 (8-1-19)

### RICHHILL AND MORRIS TOWNSHIPS

Barry W. Dobscha, Sr., et al., to Ridgetop Appalachia LLC, Tracts O&G, \$74,677.36 (7-29-19)

### SPRINGHILL TOWNSHIP

John N. Baker, III, et ux., to Oak Ridge Resources LLC, 64.548 Acres O&G, \$5,379.00 (7-29-19)

Philip Dean True to Oak Ridge Resources LLC, 230.75 Acres O&G, \$26,915.00 (7-29-19)

Terry Braun to Keystone Buckeye Energy Holdings LLC, et al., 2 Tracts O&G, \$270.00 (7-31-19)

### WASHINGTON TOWNSHIP

Archie A. Trader, et ux., Ariel L. Bailey, 7.057 Acres, \$400,000.00 (7-29-19)

### WAYNE TOWNSHIP

Charles E. Maxon, Jr., et ux., to Kenneth A. Sarafian, et ux., 64.622 Acres, \$120,000.00 (7-26-19)

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## WAYNESBURG BOROUGH

Dakota C. Riffle, et ux., to George R. Finnegan, Lot, \$145,000.00 (7-26-19)  
Phyllis J. Squires by Acting US Marshal, et al., to Peter Yan Zheng, et ux., Lot, \$15,500.00 (7-29-19)  
Gary L. McCarty, et ux., to Derek M. Woods, Lots 116-118 in Illig Addition, \$185,000.00 (7-31-19)

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## ESTATE NOTICES

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**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

BRUMAGE, LUCILLE J.

Late of Morgan Township, Greene County, Pennsylvania  
Executor: Roy A. Dains, 756 Castile Run Road

Clarksville, PA 15322

Attorney: Eva H. Ahern, Esquire, Peacock Keller, LLP, 70 East Beau Street,  
Washington, PA 15301

PERKINS, RANDY D.

Late of Jefferson Township, Greene County, Pennsylvania  
Administrator: Ryan Perkins, 123 Elizabeth Avenue, Jefferson, PA 15344  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA

15370

### SECOND PUBLICATION

HILDRETH, CARL W.

Late of Sycamore, Greene County, Pennsylvania  
Executor: Alfred C. Hildreth, 117 Deerlick Station Road, Graysville, PA 15337  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA

15370

WHITE, ELLEN M. a/k/a ELLEN MARIE WHITE

Late of Greensboro, Greene County, Pennsylvania  
Co-Executors: Michael Gene White, 195 Colonial Drive, Waynesburg, PA 15370 and  
Grayson Duane White, 285 Bitner Road, Uniontown, PA 15401  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA

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WILLIAMSON, THOMAS EDWARD a/k/a T. EDWARD WILLIAMSON

Late of Waynesburg, Greene County, Pennsylvania  
Co-Executors: Benjamin Ray Williamson, 305 Dark Hollow Road, Waynesburg, PA  
15370 and Susan W. Huffman, 814 Roberts Run Road, Holbrook, PA 15341  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA  
15370

### THIRD PUBLICATION

CAMPBELL, DONALD

Late of Perry Township, Greene County, Pennsylvania  
Executrix: Donna L. Campbell Straight, 195 Free Soil Road, Mt. Morris, PA 15349  
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

STONEKING, DAVID P.

Late of Franklin Township, Greene County, Pennsylvania  
Executor: David Stoneking, Jr., 104 Victoria Drive, Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

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## LEGAL NOTICE

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### NOTICE TO AFFECTED PARTIES OF PROPOSED PRIVATE SALE

In accordance with the Real Estate Tax sale (Act of July 7, 1947, P.L. 1368 /no. 542), Section 613, as amended, notice is hereby given that a proposed sale price in the amount of Three Hundred Ninety Four Dollars and 42/100 (\$394.42), plus fees, HAS BEEN RECEIVED AND APPROVED BY THE TAX CLAIM BUREAU OF THE COUNTY OF GREENE, for the private sale of the following property:

Vacant Land  
Adj. Moffit Mine Plan  
Acreage: .370  
PARCEL 06-11-209  
Dunkard Township

Pursuant to Section 613 (72 P.S. & 5860.613), the affected taxing districts, the property owner, and interested party, or a person interested in purchasing the property, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Greene County within forty-five (45) days after this notice of proposed sale, to disapprove such sale.

If no objections are made, this property shall be sold by the Tax Claim Bureau of the County of Greene, at the Greene County Office Building, 93 East High Street, Waynesburg, PA, on September 24, 2019, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.

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LEGAL NOTICE

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August CLE Seminars / Ethics Galore

Frank Sarris Public Library
35 North Jefferson Avenue, Canonsburg, PA 15317
Conveniently located off of the I-79 Canonsburg, PA Exit
Free Parking in Murdock Street Lot
August 29 - August 30, 2019

August 29, 2019 - 9 AM-12:15 PM
Potpourri of Hot Legal Topics Plus Ethics
Mike Fitzpatrick, Esq. / Joe Dimperio, Esq. / Richard McMillan, Esq. /
Anthony Fitzpatrick, Esq. / Fitzpatrick & LaCava, PC
1 Substantive Credit / 2 Ethics - \$85

August 29, 2019 - 1 PM-4:15 PM
Family Law and Ethical Concerns
William R. Friedman, Esq. / David J. Slesnick, Esq.
2 Substantive Credits / 1 Ethics - \$79

August 30, 2019 - 9 AM-12:15 PM
Basics for the Attorney Debt Collector
James P. Valecko, Esq. / Weltman, Weinburg & Reis Co., L.P.A.
2 Substantive Credits / 1 Ethics - \$79

August 30, 2019 - 1 PM-4:15 PM
Retirement Plans: A Primer on Plan Options, Hot Topics and Potential Pitfalls
Elisa J. Cavalier, Esq. / Rachel Hawili, AIFA / Hefren-Tillotson
Nicholas J. Zapf / Dunbar, Bender & Zapf
Gary J. Gunnett, Esq. / Houston Harbaugh
2 Substantive Credits / 1 Ethics - \$79

PA CLE approved
To register: www.caluedu/ilpp
speer@calu.edu / 724-938-4054
California University of PA

250 University Avenue, Box 6 | California, Pennsylvania 15419
The institute for Law & Public Policy is a PA CLE Accredited Provider (Provider #5872)
Join our mailing list to keep up with our latest offerings - email Speer@calu.edu

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SHERIFF'S SALE

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By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-38-2019 AD-191-2019

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, AUGUST 09, 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.

ALL that certain piece, parcel or lot of land being situate and lying in Cumberland Township, County of Greene and Commonwealth of Pennsylvania, being more particularly bounded and described as follows, to-wit:

BEGINNING at a point on the South side of the Carmichaels-Brown Ferry Road, said point being South 75° 56' East 200 feet from the Northeast corner of lot now or formerly of Alfred E. Copeland and Maxine F. Copeland; thence by said Carmichaels-Brown Ferry Road, South 75° 56' East 100 feet to an unopened street; thence by said unopened street, South 14° 04' West 150 feet to an unopened alley; thence by said unopened alley, North 75° 56' West 100 feet to a point, thence by land now or formerly of the Union Supply Company, North 14° 04' East 150 feet to the place of beginning.

BEING known and designated as Tax Map No. 05-07-300-A CNL 05-00.

BEING KNOWN AS: 629 BROWN FERRY ROAD, CARMICHAELS, PA 15320

BEING THE SAME PREMISES which Ronald E. Gaydos, unmarried, by Deed dated July 15, 2014 and recorded July 16, 2014 in the Office of the Recorder of Deeds in and for Greene County in Deed Book Volume 470, Page 3521, granted and conveyed unto VINCE EDWARD HAGY, III and LESIA MOORE-HAGY, husband and wife.

PROPERTY ADDRESS: 629 Browns Ferry Road, Carmichaels, PA 15320

UPI / TAX PARCEL NUMBER: 05-07-300

Seized and taken into execution to be sold as the property of VINCE EDWARD HAGY, LESIA RENEE MOORE-HAGY in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:
Powers, Kern Associates, LLC
Trevose, PA

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania