

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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May 9, 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.:
May 13, May 15 & May 17, 2019

CRIMINAL

Arraignments: May 13, 2019
ARDs: May 13, 2019
ARD Revocations: May 13, 2019
Parole Violations: May 20, 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: 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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 Phillips, President
Christopher Simms, Vice-President
Cheryl Cowen, Secretary
Timothy Ross, Treasurer
Christine N. Nash, Ex-Officio

ARGUMENTS

Argument Court: May 12, 2019

CIVIL

Domestic Relations Contempts:
May 28, 2019
Domestic Relations Appeals
May 28, 2019

JUVENILE

Plea Day: May 16, 2019

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

H. Victor Penn to Three Rivers Royalty LLC, 138.36 acres O&G, \$21,618.75 (5-7-19)
Michael Barrow, et ux, to Three Rivers Royalty LLC, 138.36 acres O&G, \$21,618.75 (5-7-19)

CUMBERLAND TOWNSHIP

Teressa W. Jones to Brandon J. Thompson, Lot 164 Nemaocolin, \$24,000.00 (5-6-19)
Dorothy Julia Hanko by Attorney-in-Fact, et al, to Rodney Carlos Shepherd, Lot 233 Crucible, \$3,000.00 (5-9-19)

Freda A. Roberts to William R. Chedester, et al, 20.50 acres, \$280,000.00 (5-9-19)
Heather N. Volchko to Todd M. Nopwasky, Lots 19-20 Fairdale Annex Plan, \$144,000.00 (5-9-19)

DUNKARD TOWNSHIP

Catherine L. Gray Estate, et al, to Austin J. Kern, 2 Tracts, \$91,900.00 (5-9-19)

FRANKLIN TOWNSHIP

Contura Pennsylvania Land LLC to EQM Gathering OPCO LLC, R/W, \$25,416.00 (5-6-19)
Simon Cumberledge to EQM Gathering OPCO LLC, R/W, \$54,200.00 (5-6-19)
Gilbert Sisler, et ux, to EQM Gathering OPCO LLC, R/W, \$16,576.00 (5-6-19)
E T Blue Grass Clearing LLC to Equitrans L P, Tracts, \$439,648.80 (5-6-19)

FREEPORT TOWNSHIP

Thomas A. Chess, III, et al, to Leatherwood LLC, R/W, \$30,000.00 (5-8-19)

GILMORE TOWNSHIP

Robert Owen Clovis to BETA Energy Partners LLC, 87.174 acres O&G, \$9,081.50 (5-9-19)

GRAY TOWNSHIP

JACKSON TOWNSHIP

Ronald R. Lohr to Leatherwood LLC, R/W, \$1,931.56 (5-8-19)

JEFFERSON TOWNSHIP

Robert L. Shaffer, III, et ux, to Barbara S. Deems, Tract, \$180,000.00 (5-8-19)

MONONGAHELA TOWNSHIP

Miabella Property Holdings LLC to Sheer Holdings LLC, 2 Lots, \$83,000.00 (5-8-19)

MORGAN TOWNSHIP

EQM Gathering LLC to EQM Gathering OPCO LLC, Assignment 11.4 acres, \$2,496.00 (5-6-19)

SPRINGHILL, WAYNE AND WHITLEY TOWNSHIPS

Rock Creek Royalty LLC, et al to Three Rivers Royalty, 17 tracts O&G, \$46,389.39

WASHINGTON, FRANKLIN AND MORGAN TOWNSHIPS

EQT Production Company to Equitrans L P, Tract, \$279,284.77 (5-9-19)

WAYNE TOWNSHIP

Harry Wesley Kent, et al, to Ridgetop Appalachia LLC, 2 Tracts O&G, \$14,560.85 (5-3-19)
Judy Faye Tennant to Three Rover Royalty, 32.644 acres O&G, \$10,507.56 (5-7-19)
Billy F. Nichols, et ux, to Three Rivers Royalty LLC, 32.644 acres O&G, \$10,507.56 (5-7-19)
Ronald Rush, et ux, to Three Rivers Royalty LLC, 32.644 acres O&G, \$10,507.56 (5-7-19)
Myers Minerals INC to Three Rivers Royalty LLC, Tracts O&G, \$145,000.00 (5-7-19)
Harry Wesley Kent, et al, to Ridgetop Appalachia LLC, 74.758 acres O&G, \$7,745.80 (5-8-19)

WAYNESBURG BOROUGH

Charles Grant Heasley, et ux, to Mark W. Morgan, Lot, \$138,000.00 (5-9-19)

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WHITELEY TOWNSHIP

Anna Darlene Brock, et al to Keystone Buckeye Energy Holdings LLC, et al, 34.555 acres O&G, \$6,000.00 (5-6-19)

Martha Tharp to Keystone Buckeye Energy Holdings, LLC, et al, 34.555 acres O&G, \$6,000.00 (5-6-19)

Vauda Wiley to VES Land LLC, et al, 32.91 acres O&G, \$800.00 (5-9-19)

Thomas D. McConnell to VES Land LLC, et al, 32.91 acres O&G, \$3,600.00 (5-9-19)

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

MANGAN, CATHERINE J.

Late of Mt. Morris, Greene County, Pennsylvania

Executor: Salvatore S. Nyiri, 341 Marbury Road, Bethel Park, PA 15102

Attorney: None

SECOND PUBLICATION

FRANCIS, KATHLEEN DULANEY

Late of Mt. Morris, Greene County, Pennsylvania

Executrix: Jonetta A. Francis, White Swan Apartments, Apt. 3800, 117 W. Main Street, Uniontown, PA 15401

Attorney: Christopher Michael Simms, Esquire, 54 South Washington Street, Waynesburg, PA 15370-2036

VIRGILLI, VELMA CAROLYN

Late of Mather, Greene County, Pennsylvania

Executrices: Christine Conrad, 425 E. Oakview Drive, Waynesburg, PA 15370 and Andrea Semenoff, 102 Charles Street, Carmichaels, PA 15320

Attorney: David F. Pollock, Esquire, 54 South Washington Street, Waynesburg, PA 15370-2036

FELL, NANCY

Late of Center Township, Greene County, Pennsylvania

Administrator: Anthony F. Fell, III, 492 Claylick Road, Holbrook, PA 15341

Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street, Waynesburg, PA 15370

BENNETT, ROBERT DANIEL

Late of Morgan Township, Greene County, Pennsylvania

Administratrix: Ethel Shipman, 436 Browns Road, Waynesburg, PA 15370

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Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

THIRD 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

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 June 3, 2019 FOR NISI CONFIRMATION AND ON June 13, 2019 FOR FINAL CONFIRMATION.

The First & Final Account of Judy Lynn Carr, Executrix of the Estate of James R. Clites, Deceased, late of Bobtown, Greene County, PA

Attorney: Kimberly J. Simon-Pratt, Esquire
223 East High Street
Waynesburg PA 15370

LEGAL NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on April 8, 2019 for a Limited Liability Company, organized under the Limited Liability Company Law of 1994, as from time to time amended. The name of the Company is Sheer Holdings LLC, having an address of 308 Greensboro Road, Greensboro, Pennsylvania, 15338.

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
CIVIL ACTION – LAW

IN RE: CHANGE OF NAME OF :
(1) LACIE TIBERI : NO. MISC – 22 – 2019

A minor, BY (2) COCO PAHANISH :

ORDER OF PUBLICATION

AND NOW, this 27 day of March, 2019, a hearing on the Petition for Change of Name is scheduled for the 1st day of July, 2019 at 10:30 o'clock a.m., in Courtroom No. 1 of the Greene County Courthouse, 10 East High Street, Waynesburg, Pennsylvania.

Petitioner is directed to give notice of the hearing by publication in two (2) newspapers of general circulation in the county where Petitioner resides, or a county contiguous to that county. One of the publications may be in the official paper for the publication of legal notices in the county.

Petitioner is directed to give notice of the filing of the Petition and of the date set for the hearing to any non-petitioning parent of a child whose name may be affected by the proceedings.

Petitioner shall conduct an official search of the proper offices of the counties where the minor child has resided within the past 5 years, including the (1) County Clerk of Courts, Prothonotary and Recorder of Deeds offices and will obtain certifications dated no more than two (2) days prior to the hearing showing that there are no judgments, decrees of record or other similar matters against the minor child.

Petitioner shall bring all certifications and proofs of service to the hearing.

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
BRIAN D. VARNER and
MICHELLELEE VARNER

Plaintiffs,

v. No. A.D. 414 of 2018

EQT PRODUCTION COMPANY and
RICE DRILLING B, LLC

Defendants.

v.
SCOTT HEADLET, TIMOTHY HEADLEY,
MARK HEADLEY, JOY HEADLEY, JOHN
LOUGHMAN, MAX G. LOUGHMAN, VAN
J. LOUGHMAN, COLETTA MARINER,
ALMA JEAN PETERS, MARLENE
HUNNELL, CAROLYN LEVANDUSKI,

DONNA GAMBLE, MELODY FEEZLE,
JOYCE WILSON, BRIAN EISIMINGER,
BETSY HAWFIELD, JOANNA COWELL
THROCKMORTON, C. SUE COWELL,
DEBORAH LYNN SCOTT, PAMELA SUE
HOMROCK, ROBERT D. COWELL, JR.,
CHRISTA A. MATHEOU, BRANDON L.
COWELL, CAROL COWELL, CATHY
SAUL, BRYAN COWELL, BETH
RICHARDS, DONALD COWELL, GARY
COWELL, RONALD COWELL, KIETH
COWELL, LILLIAN COWELL, JAMES A.
COWELL, JR., JUDITH COWELL, CHAD
COWELL, WADE COWELL, STEPHANIE
BARTH, KENDALL WHITFIELD, JAMES
D. STILES, JUDY FARBER, KAY STILES,
JAMES E. STILES, SARA L. WHITEHILL,
LUCILLE BLOOM, ANNA RUTH BARR,
KAREN FRANCIS, CAROLYN BRUMLEY,
LOUIS JEFFRIES, DORIS MEIGHEN,
BARBARA R. YOUNG, BOBBY RAY
BROCK, JR., KENNETH MICHAEL
BROCK, TOBY AGURRIE, BRENDA RAE
BROCK, KATHLEEN KOSCHECK,
KRISTINE GOODWIN, KENNETH
BURDELL BROCK, DONALD PAUL
BROCK, MICHAEL ALLEN BROCK, JR.,
SHEILA KAY STATLER, ESTHER
BROCK, DONALD E. BROCK, DONNIE
SIMPSON, KEITH KUGHN and KAY FOX

Additional Defendants.

TYPE OF PLEADING:
SECOND AMENDED COMPLAINT

FILED ON BEHALF OF:

Plaintiffs
Brian D. Varner and
Michellelee Varner

COUNSEL OF RECORD:

Timothy N. Logan, Esquire
PA ID No. 56762

Logan Law Office
54 N. Richhill Street
Waynesburg, PA 15370
(724) 627-6026

TO: SCOTT HEADLEY, TIMOTHY HEADLEY, MARK HEADLEY, JOY HEADLEY,
BARBARA R. YOUNG and BRENDA RAE BROCK

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. 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, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Sheila Rode, Court Administrator

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Greene County Courthouse
Waynesburg, Pennsylvania, 15370
(724) 852-5237
Southwestern Pennsylvania Legal Aid Society
93 East High Street
Waynesburg, PA 15370
(724) 627- 3127

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-24-2019**

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 24, 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.

BANK OF AMERICA, N.A.
vs
Patricia J. Henrish

ALL THAT CERTAIN lot of ground situate in Cumberland Township, Greene County, Pennsylvania, known and designated as Lot No. 245 in the "Crucible Plan of Lots", and recorded in the Recorder's Office of Greene County, Pennsylvania, in Plan Book Vol. 1, Page 125, and being more particularly bounded and described as follows:

BEGINNING at a point in the center of Third Avenue, a forty street, being corner common to Lots No. 223, 224, 245 and 246; thence in the center line of said Third Avenue, and by Lot No. 224, North 81 degrees 05 minutes East, 56 feet to a point; thence by Lot No. 224, South 8 degrees 55 minutes East, 1475 feet to a point in the center of a sixteen-foot alley; thence in the center line of said sixteen-foot alley, and by Lot No. 256 South 81 degrees 05 minutes West, 56 feet to a point; thence by Lot No. 246, North 8 degrees 55 minutes West 147.5 feet to the place of BEGINNING.

Parcel ID/Tax ID Number: 05-29-404

PROPERTY ADDRESS: 245 Third Ave., Crucible PA 15325

UPI/TAX PARCEL NUMBER: 05-29-404

Seized and taken into execution to be sold as the property of PATRICIA HENRISH, in suit of BANK OF AMERICA.

Attorney for the Plaintiff:
KML Law Group, P.C.

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania