

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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April 4, 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.:
April 8, 10 & 12, 2019

CRIMINAL

Arraignments: April 8, 2019
ARDs: April 8, 2019
ARD Revocations: April 8, 2019
Parole Violations: April 15, 2019
Plea Court: April 9 & 10, 2019
License Suspension Appeals: April 15, 2019
Argument Court: April 22, 2019

ORPHANS

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

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 8 - 12, 2019

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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:
April 28, 2019
Domestic Relations Appeals
April 28, 2019

JUVENILE

Plea Day: April 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

Mary E Dulaney to EQM Poseidon Midstream LLC, R/W, \$128,200. (3-22-19)

CENTER TOWNSHIP

Richard L Blouir to EQT Production Company, 2 Tracts O&G, \$10. (3-22-19)

Kenneth J Carlisle et ux to Nathan Martin et ux, Lot, \$155,000. (3-27-19)

CLARKSVILLE BOROUGH

Washington Presbytery et al to Shawn Davis Ministries Inc DBA Pillar of Faith Church et al, Lot 43, \$14,400. (3-25-19)

CUMBERLAND TOWNSHIP

Mitzi J Tennant by Sheriff to Bayview Loan Servicing LLC, Lot 171 Nemacolin, \$31,050.40 (3-22-19)

Pennsylvania Housing Finance Agency to Secretary of Housing & Urban Development, 2 Tracts, \$64,172.80 (3-27-19)

Grant Gallatin et al to Chloe M Adamson, Nemacolin House Lot 280, Garage Lot 126, \$6,000. (3-27-19)

Greene Energy Resource Recovery LLC to Greene Energy Resource Recovery LLC, 61.439 Acres, \$241,269.60 (3-28-19)

Greene Energy Resource Recovery LLC to Hill Top Energy Center LLC, 41.7 Acres, \$5,750,000. (3-28-19)

Thomas E Wesolowsky et ux to Hill Top Energy Center LLC, R/W, \$17,000. (3-28-19)

Thomas W Weimer to Hill Top Energy Center LLC, R/W, \$1,678. (3-28-19)

Kenneth E Swauger et ux to Hill Top Energy Center LLC, R/W, \$14,600. (3-28-19)

Diana L Kerr to Hill Top Energy Center LLC, R/W, \$95,125. (3-28-19)

Ann M Mooney to Hill Top Energy Center LLC, R/W, \$111,900. (3-28-19)

Russell P Skiles to Hill Top Energy Center LLC, R/W, \$10,759. (3-28-19)

Brian E Lemley to Hill Top Energy Center LLC, R/W, \$40,000. (3-28-19)

Fred A Cuteri Jr et al to Hill Top Energy Center LLC, R/W, \$25,000. (3-28-19)

Thomas E Wesolowsky et ux to Hill Top Energy Center LLC, R/W, \$4,250. (3-28-19)

Thomas E Weimer et ux to Hill Top Energy Center LLC, R/W, \$1,000. (3-28-19)

Kenneth E Swauger et ux to Hill Top Energy Center LLC, R/W, \$3,500. (3-28-19)

Stanley J Wahula et al to Hill Top Energy Center LLC, R/W, \$20,000. (3-28-19)

DUNKARD TOWNSHIP

Mepco LLC et al to Joseph D Ziegler, 109.390 Acres, \$86,142. (3-26-19)

Edward D & Joann Herrington Rev Liv Trust to Chevron Appalachia LLC, Tracts, \$300,000. (3-28-19)

FRANKLIN TOWNSHIP

Becker Management Corporation to REI Waynesburg Inc. Lot, \$222,562. (3-22-19)

FREEPORT TOWNSHIP

Oneita Stockdale Grimes Est to George D Six, 127.53 Acres, \$46,309.20 (3-22-19)

Oneita Stockdale Grimes Est to George D Six, Tracts, \$75,509.60 (3-22-19)

Elise Anne Sodeman to Bluejay Acquisition Partners LP, 79.80 Acres O&G, \$5,600. (3-22-19)

FREEPORT & GILMORE TOWNSHIPS

Energy Corporation of America to Three Rivers Royalty LLC et al, 9 Tracts, \$3,056,578.60 (3-28-19)

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JACKSON TOWNSHIP

Pamela Sue Brown to Leisa A Conklin et con, Und ½ int 107.3953 Acres, \$43,000. (3-28-19)

JEFFERSON TOWNSHIP

Judy Marie Amorosi to EQT Production Company, Lots O&G, \$148. (3-22-19)

MONONGAHELA TOWNSHIP

JPMorgan Chase Bank et al to Heather L Gilbert et con, 1 Acre, \$44,950. (3-25-19)

PERRY TOWNSHIP

Gary L McCarty et ux to Jake Lee Reed, 1 Acre, \$215,000. (3-22-19)

Charles A Pitcock et ux to Oak Ridge Resources LLC, 90.847 Acres O&G, \$2,118. (3-27-19)

Jacqueline a Terlesky Est to Patti Jo Duda, Lot, \$109,900. (3-27-19)

RICHHILL TOWNSHIP

Helen L Doman to CNX Midstream Devco I LP, Tracts, \$400,000. (3-25-19)

CNX Land LLC to CNX Gas Company LLC et al, R/W, \$131,652. (3-25-19)

Sharon Lyon to CNX Midstream Devco I LP et al, R/W, 159,356.46 (3-27-19)

Eric T Barger to VES Land LLC et al, 3.0625 Acres O&G, \$1,200. (3-28-19)

Steven Alan Kelley to VES Land LLC et al, 134.11 Acres O&G, \$1,700. (3-28-19)

Roger L Morris Jr to VES Land LLC et al, 134.11 Acres O&G, \$566.67. (3-28-19)

RICHHILL, ALEPPO & SPRINGHILL TOWNSHIPS

Steven J Hamilton to Ojeda AD3 LLC et al, Tracts O&G, \$92,722.75 (3-26-19)

SPRINGHILL TOWNSHIP

Bonny J Pratt to Bluejay Acquisition Partners LP, 47.21 Acres O&G, \$100. (3-22-19)

Edward J McCague Jr Revocable Trust to Longbeard Farm LLC, 131.12 Acres, \$230,000. (3-25-19)

William F Ewart Jr et ux to Oak Ridge Resources LLC, 64 Acres O&G, \$3,281.25 (3-27-19)

Joseph R Johns et ux to Oak Ridge Resources LLC, 230.75 Acres O&G, \$10,790.50 (3-27-19)

Patricia Johnson to Oak Ridge Resources LLC, 230.75 Acres O&G, \$10,790.50 (3-27-19)

Claude William Bosworth et us to Oak Ridge Resources LLC, 75 Acres O&G, \$3,020. (3-27-19)

WASHINGTON TOWNSHIP

William Anderson Jr et ux to Michelle L Anderson, Lot, \$130,000. (3-28-19)

WAYNESBURG BOROUGH

Marilyn M Bish Est to Michael Cyprowski et al, Lot, \$125,500. (3-25-19)

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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

KELLER, RICHARD E.

Late of Cumberland Township, Greene County, Pennsylvania

Executor: Bryan E. Edgar, 51951 Whitehall Road, St. Clairsville, OH 43950

Kimberly J. Simon-Pratt, Esquire, 223 East High Street,

Waynesburg, PA 15370

SECOND PUBLICATION

BARNHART, HUBERT LEE

Late of Springhill Township, Greene County, Pennsylvania

Executor: Terry Leo Barnhart, 869 Ned Ridge Road, New Freeport, PA 15352

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms LLC,

54 South Washington Street, Waynesburg, PA 15370-2036

BEAL, RONALD RAY

Late of Dilliner, Greene County, Pennsylvania

Administrator: Ronald Ray Beal, Jr., 198 Main Street, Dilliner, PA 15327

Attorney: Douglas S. Sholtis, Esquire, 76 East Main Street, Uniontown, PA 15401

DONHAM, JUNE H.

Late of Garards Fort, Monongahela Township, Greene County, Pennsylvania

Executor: Bruce Gideon, 8855 SW 194 Court, Dunnellon, FL 34432

Attorney: Gregory C. Hook, Esquire, 189 West High Street, P O Box 792,

Waynesburg, PA 15370

HARSHMAN, MARIE

Late of Jefferson, Greene County, Pennsylvania

Executor: Dale E. Harshman, 154 Washington Street, Jefferson, PA 15344

Attorney: Kirk A. King, Esquire, 77 South Washington Street,

Waynesburg, PA 15370

NELSON, JOE W.

Late of Waynesburg, Greene County, Pennsylvania

Administratrix c.t.a.: Deborah Troicke, 250 East Greene Street,

Waynesburg, PA 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street,

Waynesburg, PA 15370

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TARASUK, OLGA

Late of Franklin Township, Greene County, Pennsylvania

Administrator:

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

THIRD PUBLICATION

PRESOCK, THOEDORE a/k/a THEODORE BYNUM PRESOCK

Late of Carmichaels, Greene County, Pennsylvania

Executrix: Amy Smith, 540 Old Waynesburg Road, Carmichaels, PA 15320

Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

ZIOTS, JR., CARL A., a/k/a CARL A. ZIOTS

Late of Wayne Township, Greene County, Pennsylvania

Executor: Laura Ziots, P O Box 532, Marianna, PA 15345

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

LEGAL NOTICE

NOTICE OF HEARING

TO KARISSA BREWER:

A PETITION HAS BEEN FILED ASKING THE COURT TO PUT AN END TO ALL RIGHTS YOU HAVE TO YOUR CHILD, E.T.G., BORN AUGUST 19, 2011. THE COURT HAS SET A HEARING TO CONSIDER ENDING YOUR RIGHTS TO YOUR CHILD. THAT HEARING WILL BE HELD ON THE 17TH DAY OF APRIL, 2019, AT THE GREENE COUNTY COURTHOUSE, WAYNESBURG, PENNSYLVANIA, AT 8:45 A.M. 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 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 CONTACT THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**Court Administrator
Greene County Courthouse
Waynesburg, PA 15370
PHONE: (724) 852-5237**

**Southwestern Pennsylvania Legal Aid Society
63 South Washington Street
Waynesburg, PA 15370
PHONE: (724) 627-3127**

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-12-2019 AD-875-2018

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 26 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.

PNC Bank, National Association

vs.

Marilyn Banghart

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF CUMBERLAND, GREENE COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL NO. 05-07-511, 05-07-119E ALSO KNOWN AS 127 SCHROYERS LAND, CARMICHAELS, PA 15320

BEING THE SAME PREMISES WHICH MARILYN BANGHART, AN UNMARRIED WOMAN, BY DEED DATED MARCH 15, 2011 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON MAY 20, 2011 IN DEED BOOK 0439, PAGE 1227, GRANTED AND CONVEYED UNTO MARILYN BANGHART AND JOHN WAGGETT. JOHN WAGGETT DIED MARCH 10, 2017, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE ON THE ABOVE REFLECTED DEED ALL OF HIS RIGHTS, TITLE AND INTEREST PASSED TO MARILYN BANGHART.

PROPERTY ADDRESS: 127 Schroyers Land, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-07-111, 05-07-119E

Seized and taken into execution to be sold as the property of MARILYN BANGHART OR ADULT IN CHARGE, in suit of PNC BANK NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
Manley Deas Kochalski, LLC
Columbus, OH 614-220-5611

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania