

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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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.:
Sept. 10, 12, and 14, 2018

CRIMINAL

Arraignments: Sept. 10, 2018
ARDs: Sept. 10, 2018
ARD Revocations: Sept. 10, 2018
Parole Violations: Sept. 17, 2018
Plea Court: Sept. 11 & 12, 2018
License Suspension Appeals: Oct. 15, 2018

ORPHANS

Accounts Nisi: Oct. 10, 2018
Accounts Absolute: Oct. 19, 2018

SUPREME COURT SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 22 – 26, 2018
Convenes in Pgh.: September 25 - 26, 2018
Convenes in Pgh.: October 15 – 19, 2018

THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christine N. Nash, President
Christopher Simms, Vice-President
Adam Belletti, Secretary
Jessica Phillips, Treasurer
Brandon K. Meyer, Ex-Officio

ARGUMENTS

Argument Court: Oct. 3, 2018

CIVIL

Domestic Relations Contempts:
Sept. 24, 2018
Domestic Relations Appeals
Sept. 24, 2018

JUVENILE

Plea Day: Sept. 20, 2018

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DEED TRANSFERS

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

CENTER TOWNSHIP

David M Goodwin et ux to CNX Midstream Devco LLP, 208.66 Acres, \$50,000. (8-31-18)

CUMBERLAND TOWNSHIP

Rose Marie Maskil to Joseph B Muir, .571 Acre, \$180,000. (8-28-18)
Robert D Short Est to Robert W Howard et ux, .46 Acre, \$165,000. (8-30-18)

DUNKARD TOWNSHIP

John P Novotny et ux to Charles A Massengill et ux, Lot 250 Bobtown, \$28,000. (8-30-18)

FRANKLIN TOWNSHIP

Thomas D Barna to Gerald L Zupper, Lot 11 Carpenter Plan, \$225,000. (8-24-18)
Terry Hare to Gregory M Lee et ux, 7.36 Acres, \$70,000. (8-28-18)
Mark E Headlee, et al, TDBA Headlee Partnership, 2 Tracts, \$340,000. (8-28-18)
Kenneth R Bierer to Stone Hill Minerals Holdings LLC, 6 Tracts O&G, \$56,000. (8-28-18)
Tabetha A Whittington et ux to Stone Hill Minerals Holdings LLC, 6 Tracts O&G, \$56,000. (8-28-18)

Victoria Bierer Lawson et ux to Stone Hill Minerals Holdings LLC, 6 Tracts O&G, \$56,000. (8-28-18)

Sally A McDonald to Stone Hill Minerals Holdings LLC, 6 Tracts O&G, \$56,000. (8-28-18)
Greene County Industrial Developments Inc to EQM Gathering OPCO LLC, Lot 12 Evergreen Technology Park, \$1,160,000. (8-29-18)

Michael G Tharp et ux to Daniel D Tapija et ux, Lot 1 Section A Crescent Hills Plan, \$205,000. (8-30-18)

Michael L Ohler Sr et ux to Michael A Ozohonish, 2 Lots Clyde Land Co. 2 Plan, \$20,000. (8-30-18)

Kevin C Wilson et ux to Eric J Bartlett, .782 Acre, \$345,000. (8-31-18)
Pikewood Energy Corporation to EQT Production Company, 171.939 Acres O&G, \$450,015. (8-31-18)

Vanderbilt Mortgage & Finance Inc to Joyce Ewing et con. .572 Acre, \$43,001. (8-31-18)

JEFFERSON TOWNSHIP

Debbie Fox Decker to Abigail Shipley et al, Lot 801 Clyde Land Company No. 2, \$10,500. (8-27-18)

MONONGAHELA TOWNSHIP

Bank of New York Mellon et al to Michael Rumble, 2 Tracts, \$22,000. (8-31-18)

PERRY TOWNSHIP

Edna D Clark Est to Charles E Powers et ux, 2 Tracts, \$60,000. (8-30-18)

RICES LANDING BOROUGH

Deutsche Bank National Trust Company et al to Milan Evosevich, Lot, \$72,501. (8-28-18)
Denise Henry Est to Daniel Vehen et ux, Lots 1-5 Behling Plan, \$10,500. (8-28-18)

RICHHILL TOWNSHIP

Patricia J Huskey to Pennmark Resources III LLC, 17.299 Acres O&G, \$190,600. (8-24-18)

SPRINGHILL TOWNSHIP

Rebecca L Uhly to Keystone Buckeye Energy Holdings LLC et al, 37 Acres O&G, \$2,100. (8-24-18)

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WASHINGTON TOWNSHIP

Troy R Opfar to Cavallo Mineral Partners LLC, 200 Acres O&G, \$4,000. (8-31-18)
Kade Opfar et ux to Cavallo Mineral Partners LLC, 200 Acres O&G, \$4,000. (8-31-18)
Kimber Lee Opfar to Cavallo Mineral Partners LLC, 200 Acres O&G, \$4,000. (8-31-18)

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

HOEY, LOUIS

Late of Perry Township, Greene County, Pennsylvania
Executrix: Judy Powell, 2032 Georgian Lane, Morgantown, WV 26505
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

MIDDLETON, ANTHONY BLAKE

Late of Greene County, Pennsylvania
Administratrix: Samantha Jo Smith, 1200 Buckeye Road, Mt. Morris, PA 15349
Attorney: Jessica L. Phillips, Esquire, 223 East High Street,
Waynesburg, PA 15370

SHAFFER, MARTHA JEAN

Late of Dunkard Township, Greene County, Pennsylvania
Administrator: James R. Shaffer, 212 Adelaide Avenue, Bobtown, PA 15315
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,
Waynesburg, PA 15370

SECOND PUBLICATION

CHESS, JR., THOMAS ALLEN

Late of Richhill Township, Greene County, Pennsylvania
Executor: Thomas A. Chess, III, 345 Dividing Ridge Road, Graysville, PA 15337
Attorney: David C. Hook, Esquire, P O Box 898, 430 East Oakview Drive,
Suite 101, Waynesburg, PA 15370

DOMOVICH, ROBERT ALAN

Late of Carmichaels Greene County, Pennsylvania
Administrator: Roger D. Brown, Jr. % Wendy L. O'Brien, Esquire,
99 East Main Street, Uniontown PA 15401
Attorney: Wendy L. O'Brien, Esquire, 99 East Main Street, Uniontown PA 15401

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THIRD PUBLICATION

BARNES, JAMES L.

Late of Morgan Township, Greene County, Pennsylvania
Administrator: J. Allan Barnes, 409 Sugar Run Road, Waynesburg, PA 15370
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,
Waynesburg, PA 15370

BLACKBURN, CLIFFORD L.

Late of Waynesburg Borough, Greene County, Pennsylvania
Executrix: Patricia L. Harper, 154 Kacie Lane, Indiana, PA 15701-2377
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,
54 South Washington Street, Waynesburg, PA 15370-2036

DONLEY, DAVID E.

Late of Mt. Morris, Greene County, Pennsylvania
Executor: David E. Donley, II, 1950 Bedford Road, Columbus, OH 43212
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

STEVENS, SR., JAMES THOMAS

Late of Waynesburg, Greene County, Pennsylvania
Executor: James T. Stevens, II, 3155 National Pike Road, Richeyville, PA 15358
Attorney: E. J. Julian, Esquire, 71 North Main Street, Washington, PA 15301
(724) 228-1860

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. AD-297-2018 - No. ED 27-2018

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, SEPTEMBER 21, 2018

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, Not in its individual capacity buy solely as Trustee NRZ pass-through Trust X % Nationstar Mortgage LLC D/B/A Mr. Cooper, 8950 Cypress Waters Boulevard, Coppell, TX 75019

vs.

Martha Jane Church

Danny R. Church

ALL THAT CERTAIN TRACT OF LAND SITUATE IN PERRY TOWNSHIP, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ADDRESS: 1238 Buckeye Road AKA RD 1 Box 15A, Mount Morris, PA 15349

PARCEL ID NO: 20-05-152-D

PROPERTY ADDRESS: 1238 Buckeye Road, RD 1 Box 15A, Mount Morris, PA 15349

UPI/TAX PARCEL NUMBER: 20-05-152-D

Seized and taken into execution to be sold as the property of DANNY R. CHURCH, MARTHA JANE CHURCH in suit of U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE NRZ PASS THROUGH TRUST X.

Attorney for the Plaintiff:

KML Law Group, P.C.

Philadelphia, PA 215-627-1322

BRIAN A. TENNANT, SHERIFF

Greene County, Pennsylvania

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. AD-301-2018 - No. ED 28-2018

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, SEPTEMBER 21, 2018

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.

NORTHWEST BANK

vs.

JAMES PATRICK MILLER

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES PATRICK MILLER OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN JEFFERSON TOWNSHIP, GREENE COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AT 170 2ND STREET, CLARKSVILLE, PA 15322

DBV 0466, PAGE 3252. PARCEL # 15-17-236

PROPERTY ADDRESS: 170 2nd Street, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 15-17-236

Seized and taken into execution to be sold as the property of JAMES PATRICK MILLER in suit or NORTHWEST BANK.

Attorney for the Plaintiff:

Grenen & Birsic, P.C.

Pittsburgh, PA

BRIAN A. TENNANT, SHERIFF

Greene County, Pennsylvania

LEGAL NOTICE

NOTICE

IN THE COURT OF COMMON PLEAS OF FAYETTE COUNTY, PENNSYLVANIA
CIVIL ACTION

The Honorable Joseph M. George, Jr.
ACTION TO QUIET TITLE
No. 1290 of 2018

MICHAEL T. ORTLIP AND LYNDA S. ORTLIP,
Plaintiffs

vs.

BEST FOOD PRODUCTS, INC.,
Defendant.

TO: BEST FOOD PRODUCTS, INC., its Successors, Administrators or Assigns.

PLEASE TAKE NOTICE that on June 19, 2018, Michael T. Ortlip and Lynda S. Ortlip, filed a Complaint in Action to Quiet Title and for Declaratory Judgment, claiming ownership in fee and in sole possession of the premises situate in Perry Township, Fayette County, Pennsylvania and designated as Fayette County Tax Parcel Number 27-20-0062.

A portion of the current Tax Parcel Number 27-20-0062 was sold to Defendant, Best Food Products, Inc., by Deed from General Acceptance Corporation, dated January 31, 1967, and recorded February 9, 1967, in Deed Book 1037, Page 680.

That the Defendant, Best Food Products, Inc., may have an interest in the said premises which creates a cloud upon Plaintiff's title, whereupon the Plaintiff has filed its Complaint as aforesaid asking the Court to enter a Decree terminating all rights which Defendants may have in said premises and decreeing that Plaintiff has the full and free use and occupation of said premises, released and forever discharged of any right, lien, title or interest of Defendant herein. Service of this Complaint by publication is made pursuant to an Order of Court dated August 8, 2018, and filed at the above term and number.

You are hereby notified that you have been sued in Court. If you wish to defend against the claims set forth in the Complaint filed against you, a copy of which may be obtained at the Office of the Prothonotary, Fayette County Courthouse, Uniontown, Pennsylvania, you must take action within twenty (20) days after the Complaint and this Notice is 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 claims or 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 OR CANNOT AFFORD ONE GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP. PENNSYLVANIA LAWYER REFERRAL SERVICE PENNSYLVANIA BAR ASSOCIATION 100 SOUTH STREET POST OFFICE BOS 186 HARRISBURG, PENNSYLVANIA 18107
1-800-692-7375

GORDON LAW P.L.L.C.
Robert A. Gordon, Esquire
Attorney for Plaintiff
99 East Main Street
Uniontown, Pennsylvania 155401
Telephone: 724-438-3560

LEGAL NOTICE

To: Joshua Kent Eddy, Sr.

In Re: J.K.E., Jr., minor child, born May 18, 2006 and A.R.E., minor child, born March 18, 2016

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 children J.K.E., Jr., born May 18, 2006 and A.R.E., born March 18, 2016. The court has set a hearing to consider ending your rights to your children.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on October 2, 2018 at 8:30 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 is given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.