

# 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. 48**

**August 22, 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 26, August 28 & August 30, 2019

## CRIMINAL

Arraignments: August 26, 2019  
ARDs: September 9, 2019  
ARD Revocations: September 9, 2019  
Parole Violations: September 3, 2019  
Plea Court: September 10 and 11, 2019  
License Suspension Appeals: October 21, 2019  
Argument Court: August 26, 2019

## ORPHANS

Accounts Nisi: September 3, 2019  
Accounts Absolute: September 13, 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  
E-mail address: [editor.greene-reports@yahoo.com](mailto:editor.greene-reports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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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: September 8, 2019

## CIVIL

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

## JUVENILE

Plea Day: September 19, 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.

### **ALEPPO TOWNSHIP**

Joshua W. Garner, et ux., to Three Rivers Royalty LLC, 93.243 Acres O&G, \$199,307.45 (8-21-19)  
Keystone Buckeye Energy Holdings LLC, et al., to Three Rivers Royalty LLC, 2 Tracts O&G, \$49,845.30 (8-21-19)  
Robert M. McDonald, et ux., to Consol Pennsylvania Coal Co LLC, 68.01 Acres, \$275,000.00 (8-21-19)

### **CENTER TOWNSHIP**

John K. H. Akers, Jr., et ux., to Three Rivers Royalty LLC, 2 Tracts, O&G, \$67,356.54 (8-21-19)  
Buffalo Holdings LLC to Three Rivers Royalty LLC, 2 Tracts, O&G, \$151,552.28 (8-21-19)

### **CUMBERLAND TOWNSHIP**

Nextier Bank NA to Brandi Loring, Tract, \$106,000.00 (8-16-19)  
Tammy L. Cesarino Martin by TCB, et al., to Jeffrey C. Hathaway, Lot 44 in Hartley, \$51,681.60 (8-16-19)  
Theresa M. Maskil by TCB, et al., to Redevelopment Authority of Greene County, Lot 114 of Nemacolin Plan, \$23,472.80 (8-16-19)  
Dennis R. McCann by TCB, et al., to Jeffrey C. Hathaway, .580 Acre, \$1,628.00 (8-16-19)  
Ryan Krull, et al., to Christopher Edge, Lots 4-9 in Cales Level Lawn, \$169,000.00 (8-22-19)

### **DUNKARD TOWNSHIP**

Patti Jo Duda to Joshua P. Mihalik, et ux., Tract, \$42,000.00 (8-16-19)  
Creekside Investment Group LLC to David M. Fisher, Lot, \$75,000.00 (8-16-19)  
Jason J. Braun by TCB, et al., to Joseph F. John, II, .740 Acre, \$8,524.80 (8-16-19)

### **FRANKLIN TOWNSHIP**

Weimer Family Revocable Living Trust, et al., to Cody L. Black, Lot in Bonar Plan, \$195,000.00 (8-20-19)  
Bryant S. Owens to Joseph V. Ayersman, et ux., .252 Acre, \$190,000.00 (8-20-19)  
Dennis W. Thomas, et ux., to Zackery Alan Wilson, et ux., 1.8072 Acres, \$130,000.00 (8-21-19)  
Norfolk Southern Railway Co. to Consol Pennsylvania Coal Co. LLC, R/W, \$1,000.00 (8-21-19)

### **FRANKLIN, MORRIS AND RICHHILL TOWNSHIPS**

Consol Pennsylvania Coal Co. LLC to CNX Land LLC, QC Deed, \$12,000.00 (8-21-19)

### **FREEPORT TOWNSHIP**

William L. Cressler, et ux., to Donald M. Gearhart, 16 Acres, \$15,000.00 (8-21-19)

### **GILMORE TOWNSHIP**

Richard G. Potter by TCB, et al., to George Enterprises INC, 9.030 Acres, Coal, \$3,344.80 (8-16-19)

### **GRAY TOWNSHIP**

Nancy S. Wilks, et ux., to William A. Wilson, Jr., 5 Tracts, \$15,000.00 (8-20-19)

### **JEFFERSON TOWNSHIP**

Dennis R. McCann by TCB, et al., to TW Plus LLC, Lot 70 in Landing Heights Plan, \$902.80 (8-16-19)

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Dennis R. McCann by TCB, et al., to TW Plus LLC, Lot 68 in Landing Heights Plan, \$1,036.00 (8-16-19)

Pasty G. Bell by TCB, et al., to Redevelopment Authority of Greene County, .130 Acre, \$28,208.80 (8-16-19)

Patsy G. Bell by TCB, et al., to Redevelopment Authority of Greene County, .190 Acre, \$44,000.00 (8-16-19)

Herman Ermlick by TCB, et al., to George Enterprises, Inc., 4.780 Acres, Coal, \$177.60 (8-16-19)

Della L. Winkle by TCB, et al., to Redevelopment Authority of Greene County, Lot 3 in Delancy Heights Plan, \$10,286.00 (8-19-19)

Della L. Winkle by TCB, et al., to Redevelopment Authority of Greene County, Lot 4 in Delancy Heights Plan, \$636.40 (8-19-19)

Mark A. Smith by TCB, et al., to TW Plus LLC, .130 Acre, \$6,926.40 (8-19-19)

Raymond D. Palone by TCB, et al., to TW Plus LLC, Lot 12 in Delancy Heights Plan, \$1,258.00 (8-19-19)

Raymond D. Palone by TCB, et al., to TW Plus LLC, Lot 13 in Delancy Heights Plan, \$1,790.80 (8-19-19)

John W. Pochron Estate, et al., to Compliance Services Trucking LLC, 1.988 Acres, \$290,000.00 (8-20-19)

Dennis R. McCann by TCB et al., to TW Plus LLC, Lot 69 in Landing Heights Plan, \$902.80 (8-20-19)

## MONONGAHELA TOWNSHIP

John E. Maraney by TCB, et al., to Joseph F. John, II, .220 Acre, \$50,690.00 (8-19-19)

John E. Maraney by TCB, et al., to Joseph F. John, II, .200 Acre, \$12,950.00 (8-19-19)

Mary M. Hughes by TCB, et al., to TW Plus LLC, .500 Acre, \$2,131.20 (8-19-19)

Alice Debolt by TCB, et al., to Albert McCorkle, .220 Acre, \$33,137.20 (8-19-19)

Kevin J. Daniel by TCB, et al., to Joseph F. John, II, 1.870 Acres, \$30,473.20 (8-19-19)

## MORRIS TOWNSHIP

Three Rivers Roylaty LLC to CNX Gas Company LLC, 107 Acres, \$481,500.00 (8-19-19)

## PERRY TOWNSHIP

Margaret Ann Hunt to Ryan Toothman, et ux., Lot, \$12,000.00 (8-19-19)

Gary L. McCarty, et ux., to Karen Foley, et ux., Tract, \$20,000.00 (8-21-19)

## RICES LANDING BOROUGH

Claudia Branscome to Allen Eugene Hager, Jr., Lot, \$125,000.00 (8-20-19)

## RICHHILL TOWNSHIP

William Roger Parry by POA, et al., to Pennmarc Resources III LLC, 48.75 Acres, O&G, \$67,031.25 (8-16-19)

## SPRINGHILL AND FREEPORT TOWNSHIPS

Violet Marguerite Herold by Atty-in-Fact, et al., to Rock Creek Royalty LLC, 137.223 Acres, O&G, \$10,000.00 (8-19-19)

Deborah S. McBroom to Rock Creek Royalty LLC, 137.223 Acres, O&G, \$30,400.00 (8-19-19)

## WASHINGTON TOWNSHIP

Victor M. Zavolas, et ux., to EQT Production Company, Lots O&G, \$10,000.00 (8-22-19)

## WAYNESBURG BOROUGH

BSP Properties LLC to County of Greene, et al., Lot, \$123,200.00 (8-20-19)

## WHITELEY TOWNSHIP

Eunice P. Oglesbee by TCB, et al., to Cierra L. Bogochenko, .200 Acre, \$17,390.00 (8-20-19)

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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.

### SECOND PUBLICATION

CARTER, CAROL D.

Late of Waynesburg Borough, Greene County, Pennsylvania

Executor: George R. Carter, 85 South West Street, Waynesburg, PA, 15370

Attorney: Richard J. Amrhein, Esquire, Peacock Keller, LLP, 70 East Beau Street, Washington, PA 15301

DITTMAN, RUTH B.

Late of Waynesburg, Greene County, Pennsylvania

Executor: Brian Dukate, 845 North Woodland Avenue, Waynesburg, PA 15370

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

15370

HATHAWAY, CLAIRE B.

Late of Carmichaels, Greene County, Pennsylvania

Co-Executors: Jack L. Hathaway, 12115 Center Street, North Huntingdon, PA 15462 and Bridgett C. Hathaway, 402 Route 88, Carmichaels, PA 15320

Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

HARING, CARL G.

Late of Franklin Township, Greene County, Pennsylvania

Co-Administrators: David C. Haring, 455 Huffman Street, Waynesburg, PA 15370 and Paul K. Haring, 212 South Pine Street, Carmichaels, PA 15320

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

SPANGENBERG, RUTH ELEANOR

Late of Carmichaels, Greene County, Pennsylvania

Executrix: Rose Spangenberg, 912 Mapletown Road, Greensboro, PA 15338

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

### THIRD PUBLICATION

MILLER, MELVIN WAYNE a/k/a MELVIN W. MILLER a/k/a MELVIN MILLER

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Late of Sycamore, Greene County, Pennsylvania  
Executor: Douglas Wayne Miller, c/o Cheryl Catherine Cowen, Esquire, 769  
Lippencott Road, Waynesburg, PA 15370  
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA  
15370

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## FIRST AND FINAL ACCOUNTS

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

The First & Final Account of Thomas E. Rush, Administrator of the Estate of Guy L. Rush,  
Deceased, late of Waynesburg, Greene County, Pennsylvania.

Attorney: Charles J. Morris, Esquire  
Pollock Morris LLC  
54 South Washington Street  
Waynesburg, PA 15370  
724-627-6156

The First and Final Account of Richard T. Rinehart, Executor of the Estate of Richard Allen  
Rinehart, Deceased, late of Waynesburg, Greene County, Pennsylvania.

Attorney: Timothy N. Logan, Esquire  
Logan Law Office  
54 North Richhill Street  
Waynesburg, PA 15370  
724-627-6026

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## SHERIFF'S SALE

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NOTICE OF SHERIFF'S SALE  
IN THE COURT OF COMMON PLEAS  
OF GREENE COUNTY, PENNSYLVANIA  
NO. AD-405-2018

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL  
CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK

v.  
JOHN D. CHILDS and JAMIE L. CHILDS

NOTICE TO: JOHN D. CHILDS

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NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 470 NORTH EIGHTY-WIGHT ROAD, CARMICHAELS, PA 15320  
Being in CUMBERLAND TOWNSHIP, County of GREENE, Commonwealth of  
Pennsylvania, 05-02-138-B

Improvements consist of residential property.  
Sold as the property of JOHN D. CHILDS and JAMIE L. CHILDS

Your house (real estate) at 470 NORTH EIGHTY WIGHT ROAD, CARMICHAELS, PA  
15320 is scheduled to be sold at the Sheriff's Sale on 9/6/2019 at 10:00 AM at the GREENE  
County Courthouse, 10 East High Street, Suite 106, Waynesburg, PA 15370 to enforce the  
Court Judgment of \$106,019.88 obtained by, PNC BANK, NATIONAL ASSOCIATION,  
SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE A DIVISION OF  
NATIONAL CITY BANK (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP  
Attorney for Plaintiff