

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.:
July 29, July 31 & August 2, 2019

CRIMINAL

Arraignments: July 29, 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.: July 29 – August 2, 2019
Convenes in Pgh.: October 2-4, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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 L. Phillips, President
Christopher M. Simms, Vice-President
Cheryl Cowen, Secretary
Timothy M. Ross, Treasurer
Christine N. Nash, Ex-Officio

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

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

ALEPPO TOWNSHIP

Rita M. Redman to Bluejay Acquisition Partners LP, 3.05 Acres, O&G, \$190.00 (7-19-19)
Pamela Parsons Schuster to Bluejay Acquisition Partners LP, 273.30 Acres, O&G, \$20,000.00 (7-19-19)

James B. Parsons to Bluejay Acquisition Partners LP, 273.30 Acres, O&G, \$20,000.00 (7-19-19)

Penny L. Suwak to Kenneth W. Dufalla, 2 Tracts, \$100,000.00 (7-23-19)

Mary Ann McCracken Polce to VES Land LLC, 72.73 Acres, O&G, \$3,333.33 (7-25-19)

CENTER TOWNSHIP

Redevelopment Authority of Greene County to Kristi M. Rohm, .092 Acre, \$165,000.00 (7-23-19)

CUMBERLAND TOWNSHIP

Tammy L. Jones to Kenneth Triplett, 1 Acre, \$31,200.00 (7-23-19)

Daniel L. Titchenell Estate, et al., to Kenneth Triplett, .356 Acre, \$36,000.00 (7-23-19)

FRANKLIN TOWNSHIP

Kenneth Wayne Williams to Three Rivers Royalty LLC, 3 Tracts, O&G, \$130,077.89 (7-24-19)

Deborah Rudy to Three Rivers Royalty LLC, 3 Tracts, O&G, \$130,077.89 (7-24-19)

Denise K. Williams Furuya to Three Rivers Royalty LLC, 3 Tracts, O&G \$130,077.89 (7-24-19)

Richard W. Howard, et ux., to VES Land LLC, .5772 Acre, O&G, \$2,886.00 (7-25-19)

FREEPORT TOWNSHIP

Tug Hill Minerals I LLC to Tamara K. Coss, et al., 76.904 Acres, O&G – Minerals, \$5,493.00 (7-24-19)

GREENE TOWNSHIP

Robert H. Doody, et ux., to Ashley Meyers, et ux., 12.212 Acres, \$240,000.00 (7-22-19)

GREENSBORO BOROUGH

Greensboro-Monongahela Twp Community VFD, et al., to Jerome Dorsey, 3 Tracts, \$45,000.00 (7-22-19)

MORRIS TOWNSHIP

Donald E. Kruse, et ux., to Consol Pennsylvania Coal Co LLC, 2 Tracts, \$9,250.00 (7-23-19)

PERRY TOWNSHIP

Edward F. Jernell, et ux., to Oak Ridge Resources LLC, 90.847 Acres, O&G, \$4,239.00 (7-22-19)

Matthew E. Lightner, et ux., to Oak Ridge Resources LLC, 90.847 Acres, O&G, \$1,059.00 (7-22-19)

Kathleen Dulaney Francis Estate, et al., to Donald W. Lemon, et ux., Lot, \$20,000.00 (7-23-19)

Linda K. Headlee, et ux., to Stone Hill Holdings LLC, 51.64375 Acres, O&G, \$86,000.00 (7-23-19)

SPRINGHILL TOWNSHIP

Rebecca Olsen to Oak Ridge Resources LLC, 50 Acres, O&G, \$2,000.00 (7-22-19)

Darlene Breese to Oak Ridge Resources, 75 Acres, O&G, \$405.00 (7-22-19)

Richard Wolfe, et ux., to Oak Ridge Resources LLC, 64.548 Acres, O&G, \$5,379.00 (7-22-19)

Mark Wratchford, et ux., to Oak Ridge Resources LLC, 64.548 Acres, O&G, \$1,792.50 (7-22-19)

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Michele Baker Herring, et ux., to Oak Ridge Resources LLC, 64.548 Acres, O&G, \$2,688.00 (7-22-19)

SPRINGHILL AND FREEPORT TOWNSHIPS

Craig A. Kielbach to Rock Creek Royalty LLC, 137.223 Acres, O&G, \$30,400.00 (7-22-19)

David W. Herold to Rock Creek Royalty LLC, 137.223 Acres, O&G, \$10,000.00 (7-22-19)

WAYNE TOWNSHIP

John G. Sulka Estate, et al., to Ralph Moore, et ux., 70.775 Acres, \$50,000.00 (7-22-19)

WHITELEY TOWNSHIP

Theodore Eric Hansen to VES Land LLC, et al., 32.91 Acres, O&G \$1,200.00 (7-25-19)

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

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

15370

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

SECOND 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

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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

THIRD PUBLICATION

BUDAY, ROSE

Late of Rices Landing, Greene County, Pennsylvania

Executrix: Nicholas Buday, 364 Carmichaels Street, Rices Landing, PA 15357

Attorney: Lisa J. Buday, PO Box 488, California, PA 15419

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 August 5, 2019 FOR NISI CONFIRMATION AND ON August 16, 2019 FOR FINAL CONFIRMATION.

The First & Final Account of Vicki Harter, Administratrix of the Estate of Ashley Marie Harter, Deceased, late of Waynesburg, Greene County, PA

Attorney: Scott B. Horowitz, Esquire

Welch, Gold, Siegel & Fiffik PC

428 Forbes Avenue, Suite 1240

Pittsburgh, PA 15219

LEGAL NOTICE

NOTICE OF ACTION TO QUIET TITLE

In accordance with Pennsylvania Rule of Civil Procedure 1066, Dominick J. Barbeta of Greene County, Pennsylvania states:

A Complaint to Quiet Title was filed on or about May 7, 2019 at AD-343-2019 in connection with properties known as Tax ID Nos. 17/05/159, 17/05/159/F, 17/05/142 against Cleveland-Cliffs Coal Company and Stelco Coal Company and any unknown persons, their heirs and assigns and any other person claiming interest in the property.

As per Order of Court dated June 5, 2019 all further services of legal process in connection with this matter shall be effectuated upon Defendants by publication.

Any questions concerning the above-captioned action are to be addressed to:

MAKEL & ASSOCIATES, LLC

Dennis M. Makel, Esquire

98 East Maiden Street

Washington, PA 15301

(724) 222-7639

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LEGAL NOTICE

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
sppeer@calu.edu / 724-938-4054

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SHERIFF'S SALE

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