

# 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. 27

March 28, 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 1, 3 & 5, 2019

## CRIMINAL

Arraignments: April 1, 2019  
ARDs: April 8, 2019  
ARD Revocations: April 8, 2019  
Parole Violations: April 1, 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

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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## 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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 Phillips, President

Christopher Simms, Vice-President

Cheryl Cowen, Secretary

Timothy Ross, Treasurer

Christine N. Nash, Ex-Officio

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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

Ralph Willard Mason et ux to EQM Poseidon Midstream LLC, R/W, \$2,238. (3-15-19)

### CUMBERLAND TOWNSHIP

Clean Streams Foundation Inc et al to Hilltop Energy Center LLC, R/W, \$29,400. (3-15-19)  
Clean Streams Foundation Inc et al to Hilltop Energy Center LLC, R/W, \$115,000. (3-15-19)  
Clean Streams Foundation Inc et al to Hilltop Energy Center LLC, R/W, \$70,000. (3-15-19)  
Clean Streams Foundation Inc et al to Hilltop Energy Center LLC, R/W, \$165,000. (3-15-19)  
Theresa M Brioli Protector Trust to Thomas J Comeau et al, 3.6643 Acres, \$60,000. (3-18-19)  
Philip A Reiche et al to Brian H Rockwell et al, Nemacolin House Lot 24, Garage Lot 59, \$4,000. (3-19-19)  
Skywater Development LLC to CJF Property Holding LLC, 3 Tracts, \$53,102.50 (3-20-19)  
John V Menhart et ux to Chevron Appalachia LLC, R/W, \$21,970. (3-20-19)

### DUNKARD TOWNSHIP

Dana Mining Company of PA LLC to Christopher A Boyce et ux, 9.884 Acres, \$16,739. (3-18-19)

Del-Sky LLC to Robert B Perry et ux, Lots 6-11 Delansky Plan, \$600. (3-21-19)

### FRANKLIN TOWNSHIP

David F Pollock et ux to Christina Deible, Lots 62-65 Oak Ridge Plan, \$37,000. (3-15-19)  
Gary A Wilson et ux to Diana Louise Hughes, Lots 20-21 Colonial Place, \$180,000. (3-18-19)

### FREEMPORT TOWNSHIP

JMK Holdings LLC to VES Land LLC, .873 Acres O&G, \$5,238. (3-18-19)  
Peter E Bradley to Brian L Luketich, 1 Acre, \$500. (3-21-19)

### GILMORE TOWNSHIP

VES Land LLC to Beta Energy Partners LLC, 87.174 Acres O&G, \$101,651.20 (3-21-19)

### JACKSON TOWNSHIP

Mary Jane Oster to George M Grena et ux, .898 Acre, \$500. (3-19-19)

### JEFFERSON TOWNSHIP

Nyswaner Land Holdings LLC to Nicholas Munk et ux, Lots 415-417 Clyde Land Company No. 2, \$25,000. (3-18-19)

### MORRIS TOWNSHIP

Jean Walters et con to Conrhein Coal Co et al, Lot Coal, \$1,000. (3-15-19)

### RICHHILL TOWNSHIP

Wheeling Creek Watershed Prot & Flood Prev to EQM Gathering Opc LLC, R/W, \$215,300.80 (3-15-19)

Jay W Ringer III et ux to VES Land LLC et al, 134.11 Acres O&G, \$1,700. (3-18-19)  
Sharon Gail Morris to VES Land LLC et al, 134.11 Acres O&G, \$1,700. (3-18-19)

### SPRINGHILL TOWNSHIP

Leah A Reese to EQM Poseidon Midstream LLC, R/W, \$38,000. (3-15-19)

### WAYNESBURG BOROUGH

Bruce Razillard to Colin M Haas et ux, Lot, \$149,500. (3-19-19)

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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.

### FIRST 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

#### TARASUK, OLGA

Late of Franklin Township, Greene County, Pennsylvania  
Administrator: Timothy N. Logan, 54 North Richhill Street,  
Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

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### SECOND 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

### THIRD PUBLICATION

#### ANTILL, PERRY DUANE a/k/a PERRY D. ANTILL a/k/a PERRY ANTILL

Washington County Register of Wills Estate File No. 63-18-0225  
Late of Non-Resident  
Ancillary Co-Executor: Brenda Antill, 1300 Kentucky Highway 1469, P O Box 399,  
Virgie, Kentucky 41572  
Ancillary Co-Executor: Greg Antill, 307 Valley Edge Drive, Minneola, Florida 34715  
Attorney: James B. Courtney, Esquire, 142 North Court Avenue, P O Box 1315,  
Somerset, PA 15501-0315

#### MARCHESSAULT, EVA MAE

Late of Franklin Township, Greene County, Pennsylvania  
Executor: David P. Baker, Sr., 634 Ridge Road, Waynesburg, PA 15370  
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

#### McCOLLUM, GREGORY D.

Late of Morgan Township, Greene County, Pennsylvania  
Executrix: Barbara A. McCollum, 110 Short Street, Clarksville, PA 15322  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,  
Waynesburg, PA 15370

#### McNEELY, JOHN WILLIAM

Late of Waynesburg, Greene County, Pennsylvania  
Executor: David F. Pollock, 54 South Washington Street, Waynesburg, PA 15370  
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

#### PHILLIPS, ETHEL I. a/k/a ETHEL IONA PHILLIPS

Late of Jackson Township, Greene County, Pennsylvania  
Executor: Carroll E. (Russell) Phillips, 329 Crooked Hill Road, Holbrook, PA 15341  
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC,  
98 East Maiden Street, Washington, PA 15301

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STACHER, WILMA JEAN a/k/a JEANNE H. STACHER  
Late of Waynesburg Borough, Greene County, Pennsylvania  
Administrator: MaChal Forbes, 54 South East Street, Waynesburg, PA 15370  
Attorney: John W. Hardisty, Esquire, 223 East High Street,  
Waynesburg, PA 15370

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**LEGAL NOTICE**  
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To: Unknown Father

In Re: A.R., minor child, born April 14, 2017

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 child, A.R. born April 14, 2017. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on April 25, 2019 at 10:00 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 given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.**

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**LEGAL NOTICE**  
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## 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 17<sup>TH</sup> 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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**FICTITIOUS NAME NOTICE**  
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Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 11, 2019 for **J&A Landscaping** at 119 Buchannon Street, P O OX 104 Mount Morris, PA 15349. The name and address of each individual interested in the business is Gerald Lewis Anderson at 119 Buchannon Street, P O OX 104 Mount Morris, PA 15349. This was filed in accordance with 54 PaC.S. 311.

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-1-2019**

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, APRIL 5, 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.

---

COMMUNITY BANK, NATIONAL ASSOCIATION, n/k/a COMMUNITY BANK  
VS.  
RICHARD A. ENOFF

ALL THE RIGHT, TITLE AND INTEREST OF THE RICHARD A. ENOFF, OWNER OR REPUTED OWNER, IN AND TO:

ALL that certain tract of land situate in Dunkard Township, Greene County, Pennsylvania, bounded and described as follows:

FOR PRIOR TITLE see deed dated August 1, 2000 from Richard A. Enoff, single and Dayna Lynn Enoff, single, and recorded in the Greene County Recorder of deeds Office on August 7, 2000, at Deed Book Volume 222, page 1237

Which has an address of 114 Presock Road, Greensboro, PA 15338  
Tax Parcel No. 06-01-132-B

PROPERTY ADDRESS: 114 Presock Road, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 06-01-132 B

**Seized and taken into execution to be sold as the property of RICHARD A ENOFF , in suit of COMMUNITY BANK NATIONAL ASSOCIATION N/K/A COMMUNITY BANK.**

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Attorney for the Plaintiff: MARCUS SIMMS, Acting Sheriff  
Bassi, Vreeland & Associates, P.C. Greene County, Pennsylvania

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-8-2019**

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, APRIL 5, 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.

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Bayview Loan Servicing, LLC, a Delaware Limited Liability Company  
vs  
Catherine M. Thomas

BEGINNING at a point in the intersection of the Browns Ferry Road and a Township Road; thence by the former, South 75° 05' East 56.65 feet to a point corner to Lot No. 2; thence by said Lot North 16°43' East 150 feet to a point corner to Lots Nos. 2 and 7; thence by the latter, North 75° 05' West 52.82 feet to a point; thence by the said Township Road, South 16°43' West 150.07 feet to a point the place of BEGINNING.

BEING Lot No. 1 in the Biddle Acres Plan of Lots as laid out by Kenneth G. Baily and recorded in the Office of the Recorder of Deeds of Greene County, Pennsylvania on March 14, 1950, in Plot Book Vol. 1, page 142.

Fee Simple Title Vested in Catherine E. Thomas, Widow and Catherine M. Thomas, Single, as Joint Tenants with Right of Survivorship and not as Tenants in Common by deed from Catherine E. Thomas, Widow, dated 4/24/1975, recorded 4/28/1975, in the Greene County Clerk's Office in Deed Book 599, Page 602... and the said Catherine E. Thomas, died, whereupon title to premises in question became vested in Catherine M. Thomas, by right of survivorship.

PROPERTY ADDRESS: 1 Biddle Acre, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-19-420

**Seized and taken into execution to be sold as the property of CATHERINE M THOMAS in suit of BAYVIEW LOAN SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

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Attorney for the Plaintiff: MARCUS SIMMS, Acting Sheriff  
Stern & Eisenberg, PC Greene County, Pennsylvania  
Warrington, PA

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ADMINISTRATIVE ORDER

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COMMONWEALTH OF PENNSYLVANIA, COURT OF COMMON PLEAS
THIRTEENTH JUDICIAL DISTRICT – GREENE COUNTY

IN RE: OFFICE OF PRESIDENT JUDGE ) Court Administration
ADMINISTRATIVE ORDER ) Docket No. 4, 2019

ORDER

“COUNTY BOARD OF ELECTIONS”

AND NOW THIS 18 day of March and pursuant to the Rules of Judicial Administration, and the authority granted to the President Judge, to appoint a judge or an elector of the County to serve, pursuant to Pa. R.J.A. 103(a)(3) and Title 25 P.S. 2641(c), 2868, and

FURTHER, in consideration of the Department of State Memo dated January 23, 2019 (attached hereto) this Court recognizing that each member of the Board or Commissioners is a declared candidate for re-election, and therefore the Election Board is currently vacant, and

THAT pursuant to Pennsylvania Law, Title P.S. 2642(c) the President Judge of the Court of Common Pleas shall appoint a judge or an elector of the county to serve, and

THAT by previous Administrative Order this Court appointed the following elector and/or judge to serve on the Greene County Board of Elections:

- 1) Jeffrey Grimes, Esq. Republican
2) Farley Toothman, PJ Democrat

THAT effective immediately, we appoint David Balint, Democrat, to fill the third seat, and the Board is now:

- 3) Jeffrey Grimes, Esq. Republican
4) Farley Toothman, PJ Democrat
5) David Balint, MDJ Democrat

THAT an Organization Meeting will be held this Wednesday, March 20, 2019, at 11 am, in the Commissioner’s Public Meeting Room, First Floor, County Office Building, and

FURTHER, we determine that the immediate promulgation of this Administrative Order is required in the interest of justice and efficient administration, and

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THAT THE DISTRICT COURT ADMINISTRATOR shall file the original of this Order in the Office of the Prothonotary, Court Administrative Order Docket (CA), and distribute one copy to the following Offices:

- 1. Office of President Judge
2. Magisterial District Judge of 13-03-01
3. Magisterial District Judge of 13-03-02
4. Magisterial District Judge of 13-03-03
5. Chief Clerk, County Board of Commissioners
6. County Solicitor
7. County Controller
8. County Treasurer
9. Clerk of Criminal Court Judicial Records
10. Clerk of Orphans Court Judicial Records
11. Register of Wills & Recorder of Deeds Judicial Records
12. County Sheriff
13. County Coroner
14. County District Attorney
15. County Public Defender
16. Greene Reports Legal Journal, for publication
17. on file: Law Library
18. President of Greene County Bar Association
19. Director, County Elections Office

SO ORDERED AND DECREED

Susan K. White
Prothonotary

Farley Toothman
President Judge