

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.:
Dec. 26, & 28, 2018

CRIMINAL

Arraignments: Dec. 31, 2018
ARDs: Jan. 14, 2019
ARD Revocations: Jan. 14, 2019
Parole Violations: Dec. 17, 2018
Plea Court: Dec. 18 & 19, 2018
License Suspension Appeals: Dec. 17, 2018

ORPHANS

Accounts Nisi: Jan. 7, 2019
Accounts Absolute: Jan. 18, 2019

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 8 - 12, 2019
Convenes in Pgh.: January 14 – 18, 2019
Convenes in Pgh.: February 11 - 15, 2019

THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Greystone Energy & Minerals LLC to EQT Production Company, 6.70 Acres O&G, (12-10-18)
Don R Cook to Oak Ridge Resources LLC, 30 Acres O&G, \$937.50 (12-11-18)

CENTER TOWNSHIP

Sharon L Morgan to Oak Ridge Resources LLC, R/W, \$4,000. (12-11-18)

CENTER & FRANKLIN TOWNSHIPS

Staci L Dawson to Pikewood Energy Corporation, 2 Tracts O&G, \$28,000. (12-12-18)

CLARKSVILLE BOROUGH

Barbara A McCollum to Steve E Fonner Jr, 2 Tracts, \$32,000. (12-10-18)

CUMBERLAND TOWNSHIP

Carl W Perry by TCB to Redevelopment Authority of Greene County, .15 Acre, \$30,502.80 (12-11-18)

Robert E Rowe by CB to Redevelopment Authority of Greene County, .19 Acre, \$7,118.80 (12-11-18)

Robert E Rose by TCB to Redevelopment Authority of Greene County, .1 Acre, \$32,574.80 (12-11-18)

Ronald R Rush by TCB to Redevelopment Authority of Greene County, .03 Acre, \$23,783.60 (12-11-08)

DUNKARD TOWNSHIP

Thomas T Ross et ux to Chevron Appalachia LLC, 3.455 Acres O&G, \$500. (12-11-18)

William A Colvin to Benjamin F Jordan et ux, 1.214 Acres, \$4,000. (12-11-18)

Redstone Minerals LP to MB Marcellus Acquisition LLC et al, 92.75 Acres O&G – Minerals, \$602,875. (12-12-18)

FRANKLIN TOWNSHIP

Drema M Watters et al to EQM Gathering Opco LLC, R/W, \$63,158.40 (12-7-18)

Jeffrey W Patton et ux to EQM Gathering Opco LLC, R/W, \$96,916. (12-7-18)

Paul R Howard by TCB to Curtis A Price, .060 Acre, \$104,872.80 (12-10-18)

Gary K Rohanna et ux to EQM Gathering Opco LLC, R/W, \$120,000. (12-10-18)

Kari Resources LP to EQM Gathering Opco LLC, R/W, \$140,000. (12-10-18)

Mark D Eckleberry et ux to EQM Gathering Opco LLC, R/W, \$86,000. (12-10-18)

Hillside Self Storage LLC to EQM Gathering Opco LLC, R/W, \$153,566.80 (12-10-18)

Wal-Mart Real Estate Business Trust to EQM Gathering Opco LLC, R/W, \$20,240. (12-10-18)

Richard W Howard et ux to EQM Gathering Opco LLC, R/W, \$60,000. (12-10-18)

FREEPORT TOWNSHIP

Carl Y Virgin Est et al to Michael A Virgin et al, Lots 25 – 26, \$1,000. (12-12-18)

GILMORE TOWNSHIP

Edward B Gaines et ux to Oak Ridge Resources LLC, 75.72 Acres O&G, \$2,100. (12-11-18)

Judith Flannery to Oak Ridge Resources LLC, 75.72 Acres O&G, \$1,600. (12-11-18)

Leona Grim to Oak Ridge Resources LLC, 75.72 Acres O&G, \$1,051.64 (12-11-18)

Wilma Lemmon to Oak Ridge Resources LLC, 75.72 Acres O&G, \$2,104. (12-11-18)

Sheila K Filbey et con to Oak Ridge Resources LLC, 75.72 Acres O&G, \$3,600. (12-11-18)

GILMORE & WAYNE TOWNSHIPS

Sean Levi Bristol et al to Mingo Creek Minerals LLC, 2 Tracts Minerals, \$17,020.20 (12-7-18)

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JEFFERSON TOWNSHIP

James S Gencel Jr by TCB to Thomas L Willis, 1.50 Acres, \$74,740. (12-10-18)
Richard L Filbey by TCB to Darlene Maley, .160 Acre, \$4,987.60 (12-10-18)
Gary Eaton et ux to Russell E Fine et ux, 2 Tracts, \$70,000. (12-10-18)

MONONGAHELA TOWNSHIP

Sara Debolt by TCB to Ralph Adams et ux, 1.150 Acres, \$10,271.20 (12-10-18)
Debolt Teagarden Est by TCB to Ralph G Adams et ux, .250 Acre, \$873.20 (12-10-18)
Sara Debolt et con by TCB to Ralph G Adams et ux, .250 Acre, \$873.20 (12-10-18)
Kimberly Anderson by TCB to Alexander Shuppe, 1 Acre, \$18,899.60 (12-10-18)

MORGAN TOWNSHIP

Marc A Schmedley by TCB to Morgan Township, .260 Acre, \$296. (12-10-18)
Greene Acres Property Management by TCB to Morgan Township, .170 Acre, \$9,575.60 (12-10-18)
Norrine Virginia Palmer by TCB to Jan Ondra, .25 Acre, \$66,096.80 (12-11-18)
Christian R McDaniel by TCB to Redevelopment Authority of Greene County, .1 Acre, \$21,844.80 (12-11-18)
21st Mortgage Corporation et al to Brian C Steinmiller et ux, Lot 627 Mather, \$15,000. (12-13-18)

MORRIS TOWNSHIP

Carl W Hildreth by POA to VES Land LLC et al, 1.5823 Acres O&G, \$3,955.75 (12-10-18)

PERRY TOWNSHIP

Glenn A Carothers et ux to Oak Ridge Resources LLC, 42.236 Acres O&G, \$1,237.50 (12-11-18)

RICHHILL TOWNSHIP

Michelle L Morris to VES Land LLC et al, 134.11 Acres O&G, \$1,625. (12-10-18)
Virginia Mae Kennedy to VES Land LLC et al, 134.11 Acres O&G, \$14,000. (12-10-18)

SPRINGHILL TOWNSHIP

Ted Staples to Oak Ridge Resources LLC, 75 Acres O&G, \$1,060.52 (12-11-18)

SPRINGHILL, WAYNE & WHITELEY TOWNSHIPS

Rock Creek Royalty LLC et al to Three Rivers Royalty LLC, 12 Tracts O&G, \$166,332.34 (12-7-18)

WAYNE TOWNSHIP

Donnie L Cumberledge by TCB to Stephen Michael Harmon, .070 Acres, \$473.61 (12-10-18)
Nellie Ann Raber to EQM Gathering Opco LLC, R/W, \$1,520. (12-10-18)
Donnie L Cumberledge by TCB to Stephen Michael Harmon, .04 Acre, \$473.60 (12-11-18)
Emily M Brown et con to Thomas A Patton, 48 Acres, \$66,477. (12-12-18)
Thomas A Patton to Thomas A Patton et al, 48 Acres, \$100. (12-12-18)

WAYNESBURG BOROUGH

Linda L Helphenstine to Daryl L Throckmorton et ux, Lot, \$15,000. (12-11-18)
Christopher A Stanko Byrne by TCB to Redevelopment Authority of Greene County, .03 Acre, \$10,878. (12-11-18)

WHITELEY TOWNSHIP

Joseph D Weimer to EQM Gathering Opco LLC, R/W, \$36,652. (12-7-18)
William S Mooney II to EQM Gathering Opco LLC, R/W, \$19,068.80 (12-7-18)

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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

NIEMCZYK, THADDEUS

Late of Dunkard Township, Greene County, Pennsylvania
Executor: Philip S. Rishel, 501 Morgantown Street, Point Marion, PA 15474
Attorney: None

SECOND PUBLICATION

RAPCHAK, STEPHEN CHARLES

Late of Fayette County, Kentucky
Administratrix: Florence Rapchak, 116 Eastin Road, Lexington, KY 40505
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

JENNEWINE, MARY ELIZABETH

Late of New Freeport Township, Greene County, Pennsylvania
Executor: Roger Stalnaker, 577 Garrison Ridge Road, New Freeport, PA 15352
Attorney: David C. Hook, Esquire, P. O. Box 898, 430 East Oakview Drive, Suite 101, Waynesburg, PA 15370

JUSKOVICH, PHILIP LEE a/k/a PHILIP L. JUSKOWICH

No. 30-18-0224
Late of Franklin Township, Greene County, Pennsylvania
Executor: Philip Charles Juskowich, 143 DeMar Blvd., Canonsburg, PA 15317
Attorney: James P. Liekar, Esquire, 38 West Pike Street, Canonsburg, PA 15317

PAUGH, ALMA J.

Late of Perry Township, Greene County, Pennsylvania
Executrix: Kimberly D. Szczyrbak, P. O. Box 26, Mt. Morris, PA 15349
Attorney: None

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LEGAL NOTICE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF GREENE COUNTY, PENNSYLVANIA
NO. GD-219-2018

BRANCH BANKING AND TRUST COMPANY

Vs.

J MARK BARNES

NOTICE TO: J MARK BARNES
NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 478 BIG SHANNON RUN ROAD, MOUNT MORRIS, PA 15349-2354
Being in PERRY TOWNSHIP, County of GREENE, Commonwealth of Pennsylvania, 20-05-126-A

Improvements consist of residential property.

Sold as the property of J MARK BARNES

Your house (real estate) at 478 BIG SHANNON RUN ROAD, MOUNT MORRIS, PA 15349-2354 is scheduled to be sold at the Sheriff's Sale on 01/25/2019 at 10:00 AM, at the GREENE County Courthouse, 10 East High Street, Suite 106, Waynesburg, PA 15370, to enforce the Court Judgment of \$89,070.64 obtained by, BRANCH BANKING AND TRUST COMPANY (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

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 **January 7, 2019** FOR NISI CONFIRMATION AND ON **January 18, 2019** FOR FINAL CONFIRMATION.

The First & final Account of Mark Emerson, Executor of the Estate of Ruth Mehal, Deceased.

Attorney: Kimberly J. Simon-Pratt, Esquire
223 East High Street
Waynesburg, PA 153702

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The First & final Account of Laura Donnellan, Administrator of the Estate of Walter H. Donnellan, Deceased.

Attorney: Kimberly J. Simon-Pratt, Esquire
223 East High Street
Waynesburg, PA 153702

The First & final Account of Brian Lee Mason, Administrator of the Estate of Anna Maria Mason, Deceased.

Attorney: Lisa J Buday, Esquire
P O Box 488
California, PA 15419

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. AD-660-2017 / ED-9-208

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, JANUARY 11, 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.

Wells Fargo Bank, NA

vs

Courtney E Cummings AKA Courtney E Wolfe and Steven D. Cummings

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF DUNKARD, GREENE COUNTY, PENNSYLVANIA MORE PARTICULARLY DESCRIBES AS FOLLOWS:

BEING THE SAME PREMISES WHICH ETTA JEAN DILLINGER, WIDOW, BY DEED DATED SEPTEMBER 4, 2007 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON SEPTEMBER 6, 2007 IN DEED BOOK 0375, PAGE 0323, GRANTED AND CONVEYED UNTO COURTNEY E WOLFE AND STEVEN D CUMMINGS, NO MARTIAL STATUS SHOWN. ALSO KNOWN AS 618 TAYLORTOWN ROAD, DILLINER, PA 15327

PROPERTY ADDRESS: 618 Taylortown Road, Dilliner, PA 15327-1660

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UPI/TAX PARCEL NUMBER: 06-04-129

Seized and taken into execution to be sold as the property of STEVEN D. CUMMINGS, COURTNEY E CUMMINGS AKA COURTNEY E WOLFE in suit of WELLS FARGO BANK

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

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-492-2017 / ED-43-2018**

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, JANUARY 11, 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.

First Federal Savings and Loan Association of Greene County
vs.
Jesse Wolff and Erica Nolan, his wife

ALL that certain parcel of land situate in Morgan Township, Greene County, Pennsylvania, having erected on a one unit, two story vinyl siding home with an address of 139 A Street, Clarksville, PA 15322. This parcel is assessed for tax purposes as Greene County Tax Map Number 17-12-121.

PROPERTY ADDRESS: 139 A Street, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 17-12-121

Seized and taken into execution to be sold as the property of JESSE & ERICA NOLAN WOLFF in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY

Attorney for the Plaintiff:
Kirk A. King
Waynesburg, PA 724-627-6114

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania