

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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September 27, 2018



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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.:
Oct. 1, 3, and 5, 2018

CRIMINAL

Arraignments: Oct. 1, 2018
ARDs: Oct. 8, 2018
ARD Revocations: Oct. 8, 2018
Parole Violations: Oct. 1, 2018
Plea Court: Oct. 10 & 11, 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.: December 4 - 6, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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:
Oct. 22, 2018
Domestic Relations Appeals
Oct. 22, 2018

JUVENILE

Plea Day: Oct. 18, 2018

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Troy E Taylor to EQT Production Company, 3 Tracts O&G, \$13,039. (9-20-18)

ALEPPO, WAYNE & WHITELEY TOWNSHIPS

Rock Creek Royalty LLC et al to Three Rivers Royalty LLC, Tracts O&G, \$93,012.06 (9-14-18)

CUMBERLAND TOWNSHIP

Policz Trust to Steven A Marchielli, Lots 186-187 Jamison Place Lot Plan, \$185,000. (9-14-18)
Charles M Walker to John Albert Glendenning et ux, Tract, \$500. (9-19-18)
Timothy J Laird et ux to Julia Pascuzzo, Tract, \$59,900. (9-19-18)
Redevelopment Authority of Greene County to Eva Jean Rex et al, Lots 82-83 Crucible Plan, \$67,500. (9-20-18)

DUNKARD TOWNSHIP

Lora Woody to Chevron Appalachia LLC, 67.50 Acres O&G, \$5,000. (9-19-18)

FRANKLIN TOWNSHIP

Richard M Shepas et ux to Michael Grant Tharp et ux, .445 Acre, \$335,000. (9-14-18)
Kenneth E Young et ux to Cavallo Mineral Partners LLC, 56.04 Acres O&G, \$160,083.10 (9-20-18)

GILMORE TOWNSHIP

CNX Gas Company LLC to David C Hook, 41.113 Acres O&G, \$64,480.20 (9-14-18)
Rock Creek Royalty LLC to EQT Production Company, 195.75 Acres O&G, \$292,860. (9-20-18)

Minnicks Land LLC to EQT Production Company, 195.75 Acres O&G, \$8,807.40 (9-20-18)
Minnicks Land LLC to EQT Production Company, 195.75 Acres O&G, \$6,606.90 (9-20-18)

JACKSON & RICHHILL TOWNSHIPS

Linda Leveille et con to Samuel Scott Polen, 3 Tracts O&G, \$17,956.20 (9-20-18)

MORGAN TOWNSHIP

Sandi Willhoft to Sandi Willhoft et al, Tract, \$10,715.20 (9-17-18)

PERRY TOWNSHIP

Franklin Paul Hughes et con to Randy Lee Calhoun Jr et al, .406 Acre, \$221,000. (9-20-18)

RICHHILL TOWNSHIP

CNX Land LLC to CNX Midstream Devco LLP, R/W, \$5,000. (9-17-18)

SPRINGHILL TOWNSHIP

James Randolph McCord to Keystone Buckeye Energy Holdings LLC et al, 37 Acres O&G, \$2,100. (9-14-18)

Frances E Garrison et con to EQT Production Company, 2 Tracts O&G, \$29,166.69 (9-20-18)
Catherine Lee Calhoun et al to EQT Production Company, 136 Acres O&G, \$7,088.46 (9-20-18)

WASHINGTON TOWNSHIP

Samuel D Smith to Keith D Martin et ux, 11.5080 Acres, \$51,795. (9-19-18)

WAYNE TOWNSHIP

Thomas D Hoge et ux to Three Rivers Royalty LLC et al, 3 Tracts O&G, \$976,958.55 (9-14-18)
Charles William Corwin et ux to Three Rivers Royalty LLC, 2 Tracts O&G, \$88,069.28 (9-14-18)

David L Corwin et ux to Three Rivers Royalty LLC, 10.856 Acres O&G, \$65,950.20 (9-14-18)

WAYNESBURG BOROUGH

John Brett Ketchem Est to Ronald R Shipley, Lot, \$79,000. (9-20-18)

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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

ALBERT, DONALD S.

Late of Waynesburg, Greene County, Pennsylvania
Administratrix CTA: Margaret A. Albert, 108 Western Avenue, Houston, PA 15342
Attorney: Gregory C. Hook, Esquire, 189 West High Street, P O Box 792,
Waynesburg, PA 15370

Mc NETT, DARIN KEITH

Late of Whiteley Township, Greene County, Pennsylvania
Administrator: Crystal D. McNett, 1978 Mt. Morris Road, Waynesburg, PA 15370
Attorney: None

REINHART, SR., ROBERT

Late of Jefferson Township, Greene County, Pennsylvania
Executor: Robert Reinhart, Jr., 319 Browns Road, Jefferson, PA 15344
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

SCOTT, NELSON R.

] Late of Washington Township, Greene County, Pennsylvania
Executor: Nelson T. Scott, % David J. Russo, Esquire, 192 West High Street,
Waynesburg, PA 15370
Attorney: David J. Russo, Esquire, 192 West High Street, Waynesburg, PA 15370

WILKINS, SR., LAWRENCE DALE

Late of Perry Township, Greene County, Pennsylvania
Executor: Lawrence Dale Wilkins, Jr., % David J. Russo, Esquire,
192 West High Street, Waynesburg, PA 15370
Attorney: David J. Russo, Esquire, 192 West High Street, Waynesburg, PA 15370

SECOND PUBLICATION

RINGLING, DANIEL KENNETH

Late of Washington Township, Greene County, Pennsylvania
Executor: Dawn E. Ringling, 560 Craig Run Road, Waynesburg, PA 15370
Attorney: None

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THIRD PUBLICATION

DAVIS, FREDA L.

Late of Dilliner, Greene County, Pennsylvania
Administratrix: Dayna L. Sullenberger, 215 Jeanette Street, Pt. Marion, PA 15474
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

MANDARANO, BRUNO

Late of Dunkard Township, Greene County, Pennsylvania
Executrix: Pamela Marie Preskitt, 2924 Stonebriar Place, Henrico, VA 23233
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,
Waynesburg, PA 15370

McCARTNEY, ALMA JANE

Late of Prosperity, Washington Township, Greene County, Pennsylvania
Administrator: Douglas D. McCartney, 116 Boyd Road, Prosperity, PA 15329
Attorney: None

McCLURE, KATHRYN E.

Late of Greene County, Pennsylvania
Executor: Thomas S. Pellegrini, 1821 Martha Avenue, Fairmont, WV 26554
Attorney: None

SHOAF, KEMP

Late of Monongahela Township, Greene County, Pennsylvania
Executrix: Theresa Shoaf, 261 Benham Street, Hamden, CT 06514
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

SIMPSON, DAVID M.

Late of Dilliner, Greene County, Pennsylvania
Co-Administrators: Wesley D. Simpson, 2267 Mt. Morris Road, Waynesburg, PA
15370; and Lanfer D. Simpson, 400 Brick School Road,
Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. AD-20-2018 - No. ED 29-2018

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, OCTOBER 5, 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.

By virtue of a Writ of Execution No. AD-20-2018

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

v.

Larry P. Crayne a/k/a Larry Crayne, in His Capacity as Co-Executor and Devisee of the Estate of Paul A. Crayne, Stella C. Rush a/k/a Connie Rush, in Her Capacity as Co-Executor and Devisee of the Estate of Paul A. Crayne,

Owner(s) of property situate in the FRANKLIN TOWNSHIP, GREENE County, Pennsylvania, being 349 Jefferson Road, Waynesburg, PA 15370-8016

Parcel No. 07/010142

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$58,709.41

PROPERTY ADDRESS: 349 Jefferson Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07-01-142

Seized and taken into execution to be sold as the property of LARRY CRAYNE, CO-EXECUTOR AND DEVISEE OF THE ESTATE OF PAUL A. CRAYNE, STELLA C. RUSH CO-EXECUTOR AND DEVISEE OF THE ESTATE OF PAUL A. CRAYNE in suit of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

Attorney for the Plaintiff:

Phelan, Hallinan, Diamond & Jones, LLP
Philadelphia, PA

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-121-2018 - No. ED 31-2018

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, OCTOBER 5, 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.

Pennsylvania Housing Finance Agency

vs

Brenda S. Yeager

ALL THAT CERTAIN tract or parcel of land situate in Morgan Township, Greene County, Pennsylvania, together with the residential dwelling house erected thereon known as: 910 JEFFERSON ROAD, WAYNESBURG, PA 15370. Tax Parcel # 17-04-201

Reference Greene County Deed Book 0429, Page 1477. TO BE SOLD as the property of: BRENDA S. YEAGER under Judgment No. AD 121-2018

PROPERTY ADDRESS: 910 Jefferson Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 17-04-201

Seized and taken into execution to be sold as the property of BRENDA S. YEAGER in suit of PENNSYLVANIA HOUSING FINANCE AGENCY

Attorney for the Plaintiff:

Purcell, Krug & Haller
Harrisburg, PA 717-234-4178

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

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LEGAL NOTICE

IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA

UNITED STATES OF AMERICA,
Plaintiff,
vs.
JEFFREY SCOTT KERVASKI and LOWELL
OTTO SQUIRES known heirs of PHYLLIS
SQUIRES, DECEASED and ALL
UNKNOWN HEIRS, SUCCESSORS AND
ASSIGNS AND ALL PERSONS, FIRMS OR
ASSOCIATIONS CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER
PHYLLIS SQUIRES, DECEASED
Defendants.

CIVIL ACTION NO:
2:17-ev-01045-ANB

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Greene County Deed Book 334 Page 501.

SAID SALE to be held at the Greene County Courthouse on the front porch, 10 East High Street, Waynesburg, PA 15370 at 10:00 a.m. prevailing standard time, on October 29, 2018.

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 2802106 recorded in Greene County, Pennsylvania, commonly known as: 170 North Maiden Street, Waynesburg, PA 15370.

IDENTIFIED as Tax/Parcel #: 28-02-106 in the Deed Registry Office of Greene County, Pennsylvania. HAVING erected a dwelling thereon known as 170 NORTH MAIDEN STREET, WAYNESBURG, PA 15370. BEING the same premises conveyed to Phyllis Squires, dated October 25, 2005, and recorded on October 25, 2005 in the office of the Recorder of Deeds in and for Greene County, Pennsylvania at Deed Book 334, Page 501. Seized and taken in execution as the property of Phyllis Squires at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:17-cv-01045.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available

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and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.