

# 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. 14

December 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.:  
Dec. 31, 2018, Jan. 2 & Jan. 4, 2019

## CRIMINAL

Arraignments: Dec. 31, 2018  
ARDs: Jan. 14, 2019  
ARD Revocations: Jan. 14, 2019  
Parole Violations: Jan. 7, 2019  
Plea Court: Jan. 15 & 16, 2019  
License Suspension Appeals: Feb. 19, 2019

## 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

## ARGUMENTS

Argument Court: Jan. 9, 2019

## CIVIL

Domestic Relations Contempts:  
Jan. 28, 2019  
Domestic Relations Appeals  
Jan. 28, 2019

## JUVENILE

Plea Day: Dec. 17, 2019

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

E-mail address: [editor.greeneports@yahoo.com](mailto: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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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## 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

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

### CENTER TOWNSHIP

Kenneth Duvall et ux to Raymond L Stewart, 2 Tracts, \$150,000. (12-20-18)

### CUMBERLAND TOWNSHIP

James L Maley et ux t Barbara J Gallagher, 2 Tracts, \$78,000. (12-18-18)  
Comba Family Trust to Charles W Shaeffer et ux, Lot 31 Cumberland Meadows Plan, \$190,000. (12-18-18)  
Leonard Udovich Est to Kristi E Cooper, Lot 16 Nemaocolin Plan, \$45,000. (12-18-18)  
Mary L Kreny by POA to Redevelopment Authority of Greene County, Lot, \$5,000. (12-19-18)  
Lucille D Sova et ux by POA to Timothy Wayne Brozik, 1 Acre, \$72,000. (12-20-18)

### DUNKARD TOWNSHIP

Richard Zelina et ux by POA to Joseph D Macek Sr, Lot 46 Bobtown, \$69,500. (2-17-18)

### FRANKLIN TOWNSHIP

Henrietta Hanula Trust to Larry D Thomas, 1.7197 Acres, \$67,000. (12-14-18)  
Gerald McDiffitt to Cole Sveom Family Farms LP, Lots 48 - 51 Oak Ridge Plan, \$40,000. (12-14-18)  
County of Greene to EQM Gathering Opco LLC, R/W, \$45,836. (12-17-18)  
Larry R Varner et ux to EQM Gathering Opco LLC, R/W, \$198,800. (12-17-18)  
Robert Todd Hoy et ux to EQM Gathering Opco LLC, R/W, \$7,600. (12-17-18)

### FRANKLIN, FREEPORT, GILMORE, JACKSON & SPRINGHILL TOWNSHIPS

D Kennedy Phillips to Three Rivers Royalty LLC, 16 Tracts O&G, \$207,993.93 (12-19-18)

### GILMORE TOWNSHIP

Richard L Stoneking et ux to VES Land LLC et al, 14.39 Acres O&G, \$33,332.87 (12-17-18)  
Double H GLP LLC et al to Peregrine EP II LLC, Tracts O&G, \$90,000. (12-20-18)

### JACKSON TOWNSHIP

Thomas R Eddy Jr to Randy A King et ux, 10 Acres. \$25,000. (12-14-18)  
Jane Eileen Hannan et con to VES Land LLC, 26.694 Acres O&G, \$3,954.56 (12-17-18)  
William L Kinney et al to Ray Goodwin, 120.86 Acres, \$72,516. (12-18-18)

### MONONGAHELA TOWNSHIP

Ferrarafarm LLC to Dalriada Fields LLC, 2 Tracts, \$300,000. (12-20-18)

### MORGAN TOWNSHIP

Jerry Gould et ux to Danny D Sampson et ux, Lot 61 Teegarden Homes Plan, \$54,000. (12-14-18)

### SPRINGHILL TOWNSHIP

Robert W Goff to Rock Creek Royalty LLC et al, 110 Acres O&G, \$840. (12-17-18)  
Maureen Donoughe to Stone Hill Minerals Holdings LLC, 132 Acres O&G, \$57,200. (12-18-18)  
Janine R Colaizzi to Stone Hill Minerals Holdings LLC, 132 Acres O&G, \$57,200. (12-18-18)  
Sue Trebon to Stone Hill Minerals Holdings LLC, 132 Acres O&G, \$57,200. (12-18-18)

### WASHINGTON TOWNSHIP

Robert Sterbutzel et ux to Mia L Cleento, 1.7 Acres, \$10,000. (12-14-18)  
Eileen McCullough Brumage to Moore Self Storage North Carolina LLC et al, 17.327 Acres O&G - Minerals, \$121,289. (12-19-18)

### WAYNE TOWNSHIP

Matthew J Becker et ux to EQM Gathering Opco LLC, R/W, \$9,428. (12-17-18)  
Delores J Henry to Moore Self Storage North Carolina LLC et al, 4.5936 Acres O&G - Minerals, \$33,000. (12-19-18)

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## WAYNE & WHITELEY TOWNSHIPS

Marcella M Pirone to Rock Creek Royalty LLC et al, Tracts O&G, \$12,000. (12-17-18)

## WAYNESBURG BOROUGH

William Z Jiblits et al to Timothy J Hardin, Lot, \$90,000. (12-14-18)

Brian T Uplinger et ux to Oscar Sifuentes, Lot, \$175,000. (12-18-18)

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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

DETER, SR., ALBERT H.

Late of Waynesburg, Greene County, Pennsylvania

Executor: Albert H. Deter, Jr., 169 Little Shannon Run Road, Mt. Morris, PA 15349

Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,  
Waynesburg, PA 15370

KING, FRED D.

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: David Mark King, 126 Highland Avenue, Waynesburg, PA 15370

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti and Simms,  
LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

### SECOND PUBLICATION

NIEMCZYK, THADDEUS

Late of Dunkard Township, Greene County, Pennsylvania

Executer: Philip S. Rishel, 501 Morgantown Street, Point Marion, PA 15474

Attorney: None

### THIRD 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

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## LEGAL NOTICE

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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

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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 **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

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## SHERIFF'S SALE

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### 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

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## SHERIFF'S SALE

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### 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