

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. 70

January 23, 2020



Table of Contents

Deed Transfers	Page 3
Estate Notices	Page 4
Fictitious Name Notice	Page 5
Incorporation Notice	Page 5
Legal Notice	Page 5
Sheriff's Sale	Page 6

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----1/23/20-----

COURT OF COMMON PLEAS
Honorable Farley Toothman, President Judge
Honorable Louis Dayich, Judge

MOTIONS

Criminal & Civil & O.C.:
January 27 and 29, 2020

CRIMINAL

Arraignments: January 28, 2020
ARDs: February 10, 2020
ARD Revocations: February 10, 2020
Parole Violations: January 28, 2020
Plea Court: February 11 and 12, 2020
License Suspension Appeals: February 18, 2020
Argument Court: January 27, 2020

ORPHANS

Accounts Nisi: February 3, 2020
Accounts Absolute: February 14, 2020

SUPREME COURT SUPERIOR COURT COMMONWEALTH COURT

Convenes in Pgh.: April 20-24, 2020
Convenes in Pgh.: February 17-21, 2020
Convenes in Pgh.: February 10-14, 2020

THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

The Greene Reports

-----1/23/20-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

Patsy G. Bell by TCB, et al., to Leonard George, et ux., 14.300 Acres, \$3,000.00 (1-17-20)

CUMBERLAND TOWNSHIP

Nicole E. Hilling to Jessica A. Huggins, 2 Lots \$20,000.00 (1-21-20)
Jacob Lee Kennedy to Christopher Damon Eisiminger, et al., Lot 255 & Garage Lot 139 in Nemacolin, \$3,750.00 (1-21-20)
Kellena R. Barkley, et ux., to Janice J. Gottschalk, Lots 212-213 in John Baily Plan, \$24,500.00 (1-22-20)

Secretary of Veterans Affairs to Malinosky Properties LLC, Lot, \$75,000.00 (1-22-20)

DUNKARD TOWNSHIP

Potomac Mineral Group LLC to Chevron Appalachia LLC, 119.9 Acres, O&G, \$199,830.00 (1-23-20)

FREEPORT TOWNSHIP

Michael Ashcraft to Keystone Buckeye Energy Holdings LLC, et al., 65.40 Acres, O&G, \$4,000.00 (1-17-20)
David E. Piper by TCB, et al., to Joseph John II, 1 Acre, \$8,951.29, (1-17-20)

GILMORE TOWNSHIP

Kenneth E. Gray by TCB, et al., to Michael Wise, 28.300 Acres, \$37,000.00 (1-17-20)

GREENE TOWNSHIP

L G Lonestar LLLP to Chevron Appalachia LLC, 237 Acres, O&G, \$160,000.00 (1-23-20)

JEFFERSON TOWNSHIP

Kelsey Ryane McCollum to Gregory Ryan Kerr, 2 Tracts, \$44,730.00 (1-21-20)

MONONGAHELA TOWNSHIP

Rebecca Barclay by TCB, et al., to Alexander Shuppe, 6.300 Acres, \$2,600.00 (1-17-20)
Valerie F. Burchianti, et al., to William L. Kovach, 35.480 Acres, \$5,000.00 (1-21-20)
William L. Kovach to Valerie F. Burchianti, et al., 74.22 Acres, \$5,000.00 (1-21-20)

WAYNESBURG BOROUGH

Brian Bundy, et ux., to JB Real Estate Resources INC, Lot, \$44,000.00 (1-17-20)
Betty Duvall by TCB, et al., to Trakken Properties LLC, .090 Acre, \$2,722.81 (1-17-20)

The Greene Reports

4-----1/23/20-----

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

HAINES, MEGAN ANNE

Late of Franklin Township, Greene County, Pennsylvania
Administrator: Robert P. Haines, 6 Rt. 21, Carmichaels, PA 15320
Attorney: None

MORRIS, ELTHEL ELAINE

Late of Washington Township, Greene County, Pennsylvania
Executrix: Rita K. Martin, 134 Long Mile Road, Prosperity, PA 15329
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SMITH, JUDY A.

Late of Holbrook, Greene County, Pennsylvania
Administratrix: Angela Price, 713 North Vista Court, Morgantown, WV 26508
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

CLARCHICK, JOHN R.

Late of Cumberland Township, Greene County, Pennsylvania
Executer: Michael J. Clarchick, c/o Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370
Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370

JOHNSON, CHARLOTTE, S. A/K/A CHARLOTTE JOHNSON

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Sharon Kiger, c/o Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370
Attorney: Cheryl Catherine Cowen, 769 Lippencott Road, Waynesburg, PA 15370

LEWIS, JAMES H. SR.

Late of Waynesburg, Greene County, Pennsylvania
Administrator: Timothy M. Ross, Esquire, P.O. Box 133, Waynesburg, PA 15370
Attorney: Timothy M. Ross, Esquire, P.O. Box 133, Waynesburg, PA 15370

The Greene Reports

-----1/23/20-----5

PHILLIPS, BONNIE JO

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Robin L. Emerson, c/o Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370
Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, PC, 223 East High Street, Waynesburg, PA 15370

THIRD PUBLICATION

SHULTZ, DONALD R.

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Jane Henderson, 1144 Porter Street, Waynesburg, PA 15370
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

FICTITIOUS NAME NOTICE

An application for registration of the fictitious name South Fork Farm, 102 Barr Road, P.O. Box 133, Jefferson, PA 15344 was filed in the Department of State at Harrisburg, PA File Date 05/31/2019 pursuant to the Fictitious Name Act, Act, 1982-295, as amended. The name and address of the person who is a party to the registration is Brian Balazick, 102 Barr Road, PO Box 133, Jefferson, PA 15344.

INCORPORATION NOTICE

Notice is hereby given that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, with respect to a new entity which has been incorporated under the provisions of the Business Corporation Law of 1988. The name of the corporation is **JB Real Estate Resources, Inc.**, 184 Orchard Road, Waynesburg, PA 15370.

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
CIVIL DIVISION

IN RE: EMILY ELIZABETH USHER)
) MISC. 103, 2019
TO BE KNOWN AS:)
EMILY ELIZABETH MILLER)

The Greene Reports

6-----1/23/20-----

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on November 20th, 2019, a Petition was filed by Lukas B. Gatten, Esquire, as Counsel for the Petitioner in the above-styled Court requested an Order to change Petitioner's name from EMILY ELIZABETH USHER to EMILY ELIZABETH MILLER.

The Court has fixed the date of March 2, 2019 at 9:00 A.M. in Courtroom No.1 of the Greene County Courthouse, Waynesburg, Pennsylvania, as the same time and place for the Hearing on said Petition when any interested party may appear and show cause if any, why the request should not be granted.

Court Administrator, Law Library
Greene County Courthouse
Waynesburg, PA 15370
724-852-5237

Lukas B. Gatten, Esquire
Logan Law Office
54 N. Richhill Street
Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. AD-837-2018 ED-73-2019

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, FEBRUARY 14, 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.

Bayview Loan Servicing, LLC
Vs.

K.D. A Minor Solely in Her Capacity as Heir of Frances A. Doman, Deceased, Robert Thomas Doman Jr., Solely in his Capacity as Heir of Frances A. Doman, Deceased, Kimberly Doman, AKA Kimberly Hiltbrunner, Solely in Her Capacity as Heir of Frances A. Doman, Deceased, Aimee Dow Solely in Her Capacity as Heir of Frances A. Doman, Deceased, Codey Dow, Solely in His Capacity as Heir of Frances A. Doman, Deceased.

ALL THAT CERTAIN lot of land situate in Cumberland Township, County of Greene and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

The Greene Reports

-----1/23/20-----7

BEING PREMISES: 980 Crucible Road, Rices Landing, PA 15357

TAX PARCEL #05-27-620

PROPERTY ADDRESS: 980 Crucible Rd, Rices Landing, PA 15357

UPI/ TAX PARCEL NUMBER: 05-27-620

Seized and taken into execution to be sold as the property of K.D. A Minor Solely in Her Capacity as Heir of Frances A. Doman, Deceased, Robert Thomas Doman Jr., Solely in his Capacity as Heir of Frances A. Doman, Deceased, Kimberly Doman, AKA Kimberly Hiltbrunner, Solely in Her Capacity as Heir of Frances A. Doman, Deceased, Aimee Dow Solely in Her Capacity as Heir of Frances A. Doman, Deceased, Codey Dow, Solely in His Capacity as Heir of Frances A. Doman, Deceased in suit of BAYVIEW LOAN SERVICING, LLC A DELEWARE LIMITED LIABILITY COMPANY.

Attorney for the Plaintiff:
KML Law Group, P.C.
Philadelphia, Pa 215-627-1322

MARCUS SIMMS, Sheriff
Greene County, Pennsylvania