

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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March 7, 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.:
March 11, 13 & 15, 2019

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ORPHANS

Accounts Nisi: April 1, 2019
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Convenes in Pgh.: April 1 - 5, 2019
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Domestic Relations Appeals
March 25, 2019

JUVENILE

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THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

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

ALEPPO TOWNSHIP

Carl R Hughes et ux to EQM Poseidon Midstream LLC, R/W, \$94,000. (2-28-19)

CUMBERLAND TOWNSHIP

Elizabeth J Putila Est to Joyce Mitchell, Lots 210-211 John Bailey Plan, \$165,000. (2-28-19)

JEFFERSON TOWNSHIP

Gary Bedilion et al to Betty J Yoders et al, 1.375 Acres, \$92.55 (2-25-19)

FRANKLIN TOWNSHIP

Peoples Natural Gas Company LLC to PNG Companies LLC, 5.02 Acres O&G, \$40,160. (2-28-19)

PNG Companies LLC to EQT Production Company, 5.02 Acres O&G, \$40,160.

GILMORE TOWNSHIP

Rock Creek Royalty LLC to EQT Production Company, 195.75 Acres O&G, \$125,046.45 (2-28-19)

Minnicks Land Services LLC to EQT Production Company, 195.75 Acres O&G, \$6,581.25 (2-28-19)

JACKSON TOWNSHIP

Jason D Meyers et al to Jennifer Cooke, 105 Acres, \$287,000. (2-22-19)

MORGAN TOWNSHIP

Pennsylvania Housing Finance Agency to Ronald W Golden et ux, Tract, \$28,000. (2-22-19)

Jesse Wolff by Sheriff to First Federal Savings & Loan, \$1,156.56 (2-27-19)

MORRIS TOWNSHIP

Darryl McCullough et ux to Conrhein Coal Co et al, Lot Coal, \$1,000. (2-27-19)

Kathleen Phillips by POA et al to EQM Gathering Opco LLC, R/W, \$58,210. (2-28-19)

PERRY TOWNSHIP

Douglas E Lambert Est to Terrance D Spitznogle et ux, Tract, \$95,000. (2-28-19)

SPRINGHILL TOWNSHIP

Peoples Natural Gas Company LLC to PNG Companies LLC, Asgmt, \$645,000. (2-28-19)

WAYNESBURG BOROUGH

David A Bedilion et ux to Bixi Enterprises LLC, Lot, \$7,500. (2-22-19)

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, THERESE B.

Late of Waynesburg Borough, Greene County, Pennsylvania
Administratrix: Lois Ireton, % Law Office of David J. Russo, Esquire,
192 West High Street, Waynesburg, PA 15370
Attorney: Law Office of David J. Russo, Esquire, 192 West High Street,
Waynesburg, PA 15370

AREFORD, HAZEL I.

Late of Carmichaels, Greene County, Pennsylvania
Executor: John B. Areford, 1705 East Roy Furman Highway,
Carmichaels, PA 15320
Attorney: None

MC NEELY, FRANK HUFFMAN

Late of Waynesburg, Greene County, Pennsylvania
Executor: Karen S. Patterson, 806 Ridge Road, Waynesburg, PA 15370
Attorney: Loretta B. Kendall, Esquire, 364 East Lincoln Avenue,
McDonald, PA 15057

METCALF, CAROL D. a/k/a CAROL DENEEN METCALF

Late of Monongahela Township, Greene County, Pennsylvania
Co-Administrators: Tara D. Donai, Melissa J. Cramer and Brian D. Metcalf,
% Ernest P. DeHaas, III, Esquire, DeHaas Law, LLC, 51 East South Street,
Uniontown, PA 15401
Attorney: Ernest P. DeHaas, III, Esquire, DeHaas Law, LLC, 51 East South Street,
Uniontown, PA 15401

SECOND PUBLICATION

FRYE, HELEN W.

Late of Jackson Township, Greene County, Pennsylvania
Executor: Timothy M. Frye, 700 Rolling Meadows Road, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,
Waynesburg, PA 15370

HALL, CONNIE ANN

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Larry Allen Hall, 104 Riverview Ln, Beckley, WV 25801
Attorney: Gregory C. Hook, Esquire, 189 West High Street,
P O Box 792, Waynesburg, PA 15370

HALL, THOMAS LLOYD

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Larry Allen Hall, 104 Riverview Ln, Beckley, WV 25801
Attorney: Gregory C. Hook, Esquire, 189 West High Street,
P O Box 792, Waynesburg, PA 15370

LESKOSKY, WILLIAM B.

Late of Franklin Township, Greene County, Pennsylvania
Administratrix: Cressida Leskosky, 180 Hill Schoolhouse Road,
Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

THIRD PUBLICATION

BISH, MARILYN M.

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Melissa A. Gorby, 128 Main Street, New Freeport, PA 15352
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

EISIMINGER, HAROLD L.

Late of Franklin Township, Greene County, Pennsylvania
Executors: Brian C. Eisiminger, P O Box 803, Waynesburg, PA 15370; and
Betsy J. Hawfield, 313 Colonial Drive, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,
Waynesburg, PA 15370

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-3-2019

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, MARCH 22, 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.

U.S. Bank National Association (Trustee for the Pennsylvania Housing Finance Agency, pursuant to a Trust Indenture dates as of April 1, 1982)

VS

Ralph Van Divner and The United States of America

Situate in the Twp of Jefferson, Cty of Greene and Cmwlt of PA. HET a dwg k/a 265 Ferncliff Rd, Rices Landing, PA 15357. Tax Parcel No. 15-02-134C.

BEING the same premises which Melissa Smith f/k/a Melissa Sebek, and Jason Alan Smith, Wife and Husband, by deed dated April 21, 2010 and recorded on April 29, 2010 in the Greene County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 429, Page 1577, granted and conveyed unto Ralph C. Van Divner.

PROPERTY ADDRESS: 265 Ferncliff Rd., Rices Landing, PA 15357

UPI/TAX PARCEL NUMBER: 15-02-134C

Seized and taken into execution to be sold as the property of RALPH VAN DIVNER, UNITED STATES OF AMERICA US ATTORNEY-WESTERN DISTRICT US POST OFFICE & COURTHOUSE in suit of U.S. BANK NATIONAL ASSOCIATION, (TRUSTEE FOR THE PENNSYLVANIA HOUSING FINANCE AGENCY, PURSUANT TO A TRUST INDENTURE DATED AS OF APRIL 1, 1982).

Attorney for the Plaintiff:
Vitti Law Group Incorporated
Oakmont, PA 412-281-1725

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania