

# 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. XXXVI, No. 10**

**November 30, 2017**

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Serving the Legal Community of Greene County

Since October 2682

# 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.:  
Nov. 27, 28, 29, 30 & Dec. 1, 2017

## CRIMINAL

Arraignments: Dec. 4, 2017  
ARDs: Dec. 11, 2017  
ARD Revocations: Dec. 11, 2017  
Parole Violations: Dec. 4, 2017  
Plea Court: Dec. 12 & 13, 2017  
License Suspension Appeals: Dec. 18, 2017

## ORPHANS

Accounts Nisi: Dec. 6, 2017  
Accounts Absolute: Dec. 18, 2017

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: Apr. 9-13, 2018

Convenes in Pgh.: Nov. 27 – Dec. 1, 2017

Convenes in Pgh.: February 5 - 9, 2018

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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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.

### ALEPPO TOWNSHIP

Kelli S Otten et con to Rice Drilling B LLC, 22 Acres O&G, \$1,113.09 (11-17-17)

Ted L Longstreth et ux to Rice Drilling B LLC, 6.2 Acres O&G, \$55.36 (11-17-17)

### CARMICHAELS BOROUGH, CUMBERLAND, PERRY, WAYNE, WHITELEY, & JEFFERSON TOWNSHIPS, JEFFERSON & RICES LANDING BOROUGH

Amvest Gas Resources Inc et al to CNX Land LLC, Tracts, \$17,853,847. (11-21-17)

### CENTER, FRANKLIN, GRAY, GILMORE, JACKSON, MORRIS, MONONGAHELA & PERRY TOWNSHIPS

Amvest Gas Resources Inc et al to Amvest Gas Resources Inc, Agr., \$260. (11-21-17)

### CUMBERLAND TOWNSHIP

Suzanne K Plachta et con to Rice Drilling B LLC, 24.110 Acres O&G, \$54,247.50 (11-17-17)

Sherri J Kuran to Rice Drilling B LLC, 24.110 Acres O&G, \$54,247.50 (11-17-17)

Stacie R Paterson to Dale Andrew Pushey, Lot 21 Gwynne Addition, \$85,500. (11-17-17)

James Lawrence Lemley by TCB to David A Faddis et ux, 2.5 Acres, \$3,100. (11-17-17)

John W Pierce et ux to Larry A Tuttle et ux, 12 Acres, \$150,000. (11-20-17)

P & C Associates et al to Brandon W Nuckels et ux, Lot 130 Nemaocolin Plan, \$4,000. (11-20-17)

Michael A Plavi et ux to Tania L Kisner et al, Lot 189 Nemaocolin Plan, \$3,000. (11-20-17)

Lewis E Gipson et ux to Charles Daruda et ux, 2 Acres, \$4,706.40 (11-21-17)

Charles Daruda Est to Cumberland Property Leasing LLC, 2 Tracts, \$35,000. (11-21-17)

P & C Associates et al to Brandon O Bowden, Lot 93 Nemaocolin Plan, \$4,000. (11-21-17)

### FRANKLIN TOWNSHIP

George M Allen by TCB to Leonard George et ux, 1.5 Acres, \$3,004.09 (11-17-17)

### FRANKLIN & WASHINGTON TOWNSHIPS

Tami Payton et con to Rice Drilling B LLC, Tracts O&G, \$1,513.41 (11-17-17)

### FREEPORT TOWNSHIP

Emma Grace Burge to Rice Drilling B LLC, 205 Acres O&G, \$50,090.63 (11-17-17)

### GREENE TOWNSHIP

Floyd E Huff by TCB et al to Jennifer R Mackovjak et con, 1.110 Acres, \$3,460.77 (11-17-17)

### MORGAN TOWNSHIP

Donald Jay Murray et ux to Randy A Ball et ux, 10.186 Acres, \$15,000. (11-20-17)

Joseph D Bowman et ux to Norman Joseph Strimel et ux, 10 Acres, \$125,000. (11-21-17)

### MORRIS TOWNSHIP

Antoinette Stanko by TCB to Land Title Resources Inc, 3 Acres, \$1,327.10 (11-17-17)

### MORRIS, ALEPPO & RICHHILL TOWNSHIPS

CNX Land LLC to Consol Pennsylvania Coal Co LLC, Tracts, \$7,973,234. (11-21-17)

### PERRY TOWNSHIP

Freddie Blake By TCB to Leonard George et ux, 8.30 Acres, \$5,500. (11-17-17)

### RICES LANDING BOROUGH

Nemerml LLC to Dustin Biscelgia, 2 Lots, \$113,000. (11-17-17)

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## RICHHILL TOWNSHIP

Norma Jean Brown to Rice Drilling B LLC, 46 Acres O&G, \$10,861.11 (11-17-17)  
William E Stollar et ux to Rice Drilling B LLC, 2 Tracts O&G, \$22,261.91 (11-17-17)  
Matthew J Nice by TCB to Land Title Resources Inc, 24.980 Acres. \$12,000. (11-17-17)  
Frank A Bove et ux to CNX Gas Company LLC, Tracts, \$999,000. (11-20-17)

## RICHHILL, GILMORE, MORRIS, JACKSON & ALEPPO TOWNSHIPS

Amvest Gas Resources et al to CNX Land LLC, Tracts, \$7,809,293. (11-21-17)

## RICHHILL, MORRIS & ALEPPO TOWNSHIPS

CNX Land LLC to Conrhein Coal Co, Tracts, \$21,990. (1-21-17)

## RICHHILL, MORRIS, ALEPPO, CENTER, WASHINGTON & GRAY TOWNSHIPS

CNX Land LLC to Consol Pennsylvania Coal Co LLC et al, Tracts, \$110,150. (11-21-17)

## RICHHILL & WASHINGTON TOWNSHIPS

CNX Gas Company LLC et al to CNX RCPC LLC, Tracts, \$2,220.40 (11-21-17)

## RICHHILL, WASHINGTON & WAYNE TOWNSHIPS

Amvest Gas Resources Inc et al to Amvest Gas Resources Inc, Tracts, \$100. (11-21-17)

## SPRINGHILL TOWNSHIP

Ruth J Shaffer et con to Hilltop Minerals LLC, 26.7 Acres O&G, \$5,815. (11-17-17)  
Janice L Earnest to Rice Drilling B LLC, 62 Acres O&G, \$133,834.82 (11-17-17)  
Charles Laplaca e ux to Michael Edward Wanner, 14.67 Acres, \$40,000. (11-17-17)  
James M Strope by TCB to Leonard George et ux, 8.280 Acres, \$6,000. (11-17-17)

## WASHINGTON TOWNSHIP

First Federal Savings & Loan to Bryan McCannon et ux, 1.01 Acres, \$59,000. (11-20-17)

## WAYNE TOWNSHIP

Steven Bedilion et ux to Rice Drilling B LLC, 53 Acres O&G, \$34,165.04 (11-17-17)  
Richard L Lemley by TCB to Leonard George et ux, 2.130 Acres, \$5,000. (11-17-17)  
Richard L Lemley by TCB to Leonard George et ux, 3.430 Acres, \$9,100. (1-17-17)  
Richard L Lemley by TCB to Leonard George et ux, 2.130 Acres, \$5,000. (11-17-17)  
Richard L Lemley by TCB to Leonard George et ux, 3.430 Acres, \$9,100. (11-17-17)  
Richard L Lemley by TCB to Leonard George et ux, 4.060 Acres, \$9,500. (11-17-17)

## WAYNE, ALEPPO, CENTER, GILMORE, JACKSON, MORRIS & RICHHILL TOWNSHIPS

Amvest Gas Resources Inc et al to CNX Resource Holdings LLC, O&G, \$612,550.  
(11-21-17)

## WHITELEY TOWNSHIP

Mardee A Hughes et ux to Jennifer B Ross et con, 73 Acres, \$75,000. (11-20-17)  
Ted Chapman to AMP Fund III LP, 51 Acres O&G, \$23,064. (11-21-17)  
Ted Chapman to AMP Fund III LP, 51 Acres O&G, \$23,064. (11-21-17)

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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

ANTILL, SUSAN ELLEN a/k/a SUSAN E. ANTILL

Late of Non-Resident

Ancillary Executor: R. Kelvin Antill, 1415 Wine Spring Lane,

Ruxton, MD 21204-3667

Attorney: James B. Courtney, Esquire, 112 North Court Avenue, P O Box 1315,  
Somerset, PA 15501-0315

KIGER, JR., FRANK JAMES

Late of Franklin Township, Greene County, Pennsylvania

Administratrix: Margaret Berg, 349 Glen Cove Drive, West Mifflin, PA 15122

Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

STOREY, JOHN BARRY a/k/a BARRY STOREY

Late of Cumberland Township, Greene County, Pennsylvania

Administratrix: Cynthia Lorady, 19 Wild Flower Drive, Schuylkill Haven, PA 17972

Attorney: Charles J. Morris, Esquire, Pollock Morris, LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

### SECOND PUBLICATION

BARZANTI, MARGARET GENE

Late of Dunkard Township, Greene County, Pennsylvania

Executor: William E. Barzanti, 208 Plant Road, Dilliner, PA 15327

Attorney: David J. Russo, Esquire, 192 W High Street, Waynesburg, PA 15370

### THIRD PUBLICATION

ANSELL-DOYTEK, ELEANOR RUTH,

Late of Bobtown, Greene County, Pennsylvania

Administrator: Michael W. Ansell, 80 Johnson Lane, Waynesburg, PA 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

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HUNTER, NORMA LEE

Late of Waynesburg, Greene County, Pennsylvania  
Co-Executors: Randall Lee Clark, 140 Second Street, PO Box 323, Rogersville, PA 15359; and Victoria Lynn Wilson, 111 Patterson Road, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

REYNOLDS, WAYNE LEONARD a/k/a WAYNE L. REYNOLDS

Late of Cumberland Township, Greene County, Pennsylvania  
Co-Executor: Scott W. Reynolds % Davis & Davis Law Offices Gary J. Frankhouser, Esquire, 107 East Main Street, Uniontown, PA 15401  
Attorney: Davis & Davis Law Offices, Gary J. Frankhouser, Esquire, 107 East Main Street, Uniontown, PA 15401

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## LEGAL NOTICE

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IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA  
ORPHAN'S DIVISION

IN RE: ADOPTION OF ) NO. 36 OA 2017  
B.J.R., a minor )

### NOTICE

**TO: RAYMOND EDWARD RENOX**

A Petition has been filed by Keith and Samantha Johnson asking the Court to put an end to all rights you have to your child, **BJR**. The Court has set a hearing to consider ending your rights to your child. Your parental rights may be terminated as a result of the hearing. That hearing will be held in the Greene County Courthouse, 10 East High Street, Waynesburg, PA 15370, on the 14<sup>th</sup> day of December, 2017, at 1:00 o'clock p.m.

You are warned that even if you fail to appear at the scheduled hearing the hearing will go on without you and your rights to your child may be ended by the Court without your being present. You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you no not have a lawyer or cannot afford one, go to, or telephone, the office set forth below to find out where you can get legal help.

Southwestern PA Legal Services  
10 West Cherry Avenue  
Washington, PA 15301  
724-225-6170

Lawyer Referral Service  
119 South College Street  
Washington, PA 15301  
724-225-6710

If you fail to take action to protect your rights, your parental rights are subject to termination.

ATTEST:  
Sherry L. Wise, Clerk of Courts

BY THE COURT:  
Farley Toothman, Judge

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. ED-42-2017**

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, DECEMBER 08, 2017**  
**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.

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Dollar Bank, Federal Savings Bank  
vs.  
Aubrey Vaughn Holliday

ALL that certain tract or parcel of land situate in Washington Township, Greene County, Pennsylvania, HAVING THEREON ERECTED A DWELLING known as 159 Cemetery Road, Waynesburg, Pennsylvania, Tax Parcel #24/01/127, recorded in Deed Book Volume 0476, Page 0182.

PROPERTY ADDRESS: 159 Cemetery Road, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 24/01/127

**Seized and taken into execution to be sold as the property of AUBREY VAUGHN HOLLIDAY in suit of DOLLAR BANK, FEDERAL SAVINGS BANK.**

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Attorney for the Plaintiff:  
Grenen & Birsic, P.C.  
Pittsburg, PA

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. ED-41-2017**

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, DECEMBER 08, 2017**

**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.

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Community Bank

vs.  
Estate of Robert D. Yeager, Miracle Yeager, Robert Yeager, B.J. Yeager, known surviving heirs of Robert D. Yeager, Deceased, Mortgagor and Real Owner.

ALL that tract of land situate at Shamrock on the waters of Dunkard Creek in Wayne Township, Greene County, Pennsylvania.

FOR PRIOR TITLE see deed dated July 30, 1965 from Ethel B. Yeager, Harry S. Shultz and Betty Shultz, his wife and Everett Myers and Jean Myers, his wife, and recorded in the Greene County Recorder of Deeds Office on August 4, 1966, at Deed Book Volume 537, page 446.

Which has an address of 553 Toms Run Road, Brave, PA 15316.  
Tax Parcel No. 25-04-135

PROPERTY ADDRESS: 553 Toms Run Road, Brave, PA 15316

UPI / TAX PARCEL NUMBER: 25-04-135

**Seized and taken into execution to be sold as property of MIRACLE YEAGER, KNOWN SURVIVING HEIR OF ESTATE OF ROBERT D. YEAGER, ROBERT YEAGER, KNOWN SURVIVING HEIR TO ESTATE OF ROBERT D. YEAGER, B.J. YEAGER, KNOWN SURVIVING HEIR TO ESTATE OF ROBERT D. YEAGER, ESTATE OF ROBERT D. YEAGER (DECEASED) in suit of COMMUNITY BANK.**

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Attorney for the Plaintiff:  
Bassi, Vreeland & Associates  
Washington, PA 724-483-5502

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. ED-42-2006**

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, DECEMBER 08, 2017**

**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.

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21<sup>st</sup> Mortgage Corporation, As Master Servicer For Christiana Trust, A Division of Wilmington Savings Fund Society, FSB as Trustee for Knoxville 2012 Trust

vs.  
Estate of Bernadine Manfredi

Owner(s) of property situate in the TOWNSHIP OF MORGAN, GREENE County, Pennsylvania, being 627 6<sup>th</sup> Street, Mather, PA 15346. Improvements thereon: Residential Dwelling.

Parcel No. 17-10-514

PROPERTY ADDRESS: 627 6<sup>th</sup> Street, Mather, PA 15346

UPI / TAX PARCEL NUMBER: 17-10-514

**Seized and taken into execution to be sold as the property of BERNADINE MANFREDI in suit of 21<sup>st</sup> MORTGAGE CORPORATION, AS MASTER SERVICER FOR CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE FOR KNOXVILLE 2012 TRUST.**

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Attorney for the Plaintiff:  
Phelan Hallinan Diamond & Jones  
Philadelphia, PA 215-563-7000

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania