

# 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. XXXV, No. 51**

**September 14, 2017**

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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.:  
Sept. 12, 13, 14 & 15, 2017

### CRIMINAL

Arraignments: Sept. 18, 2017  
ARDs: Oct. 10, 2017  
ARD Revocations: Oct. 10, 2017  
Parole Violations: Sept. 18, 2017  
Plea Court: Oct. 11 & 12, 2017  
License Suspension Appeals: Oct. 16, 2017

### ORPHANS

Accounts Nisi: Oct. 2, 2017  
Accounts Absolute: Sept. 18, 2017  
and Oct. 13, 2017

### SUPREME COURT

### SUPERIOR COURT

### COMMONWEALTH COURT

### ARGUMENTS

Argument Court: Oct. 4, 2017

### CIVIL

Domestic Relations Contempts:  
Sept. 25, 2017  
Domestic Relations Appeals  
Sept. 25, 2017

### JUVENILE

Plea Day: Oct. 10, 2017

Convenes in Pgh.: Oct. 16 – 20, 2017

Convenes in Pgh.: Sept. 18 - 22, 2017

Convenes in Pgh.: November 13 - 18, 2017

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Jeremy S Ira Stragand et al to Rice Drilling B LLC, 4 Tracts O&G, \$34,102.66 (9-1-17)  
Southbound Enterprises LLC to Rice Drilling B LLC, 4 Tracts O&G, \$34,102.66 (9-1-17)  
Robin L Garland et con to Rice Drilling B LLC, 22 Acres O&G, \$1,113.09 (9-5-17)  
Leslie A Pennington to Rice Drilling B LLC, 22 Acres O&G, \$1,113.09 (9-7-17)  
Ronald R Lohr to Rice Drilling B LLC, 3 Tracts O&G, \$34,501.49 (9-7-17)  
Naoma G Sansone to Rice Drilling B LLC, 159.8892 Acres O&G, \$135,343.32 (9-7-17)  
Phyllis M McCracken to Rice Drilling B LLC, 159.8892 Acres O&G, \$135,343.32 (9-7-17)

### ALEPPO & SPRINGHILL TOWNSHIPS

Patricia Edwards-Oliver to Rice Drilling B LLC, Tracts O&G, \$821.93 (9-7-17)

### CARMICHAELS BOROUGH

Hope Hathaway Appelbaum Est to Robert Delansky et ux, Lot, \$48,000. (9-6-17)

### CENTER TOWNSHIP

Rodney T Bristor Rice Drilling B LLC, 11.3125 Acres O&G, \$6,716.79 (9-1-17)

### CUMBERLAND TOWNSHIP

Liesa C Stiller to Elizabeth Z Quintana, Tract, \$100,000. (9-1-17)  
Frank Jeffries Jr et ux to Elizabeth Meese, 2.1363 Acres, \$220,000. (9-6-17)  
Roger L Noce II et ux to Joe E Kovalcheck et ux, Lot 282 Crucible, \$89,900. (9-7-17)

### FRANKLIN TOWNSHIP

Stephen B Shriver et ux to Rice Drilling B LLC, 1.338 Acres O&G, \$9,010. (9-1-17)  
Ruth Durbin to Wisc LP, 50.01 Acres O&G, \$1,180. (9-5-17)  
Leroy Howard Durbin et ux to Wisc LP, 50.01 Acres O&G, \$1,180. (9-5-17)  
Betty Durbin Robinson to Wisc LP, 50.01 Acres O&G, \$1,180. (9-5-17)

### FRANKLIN & JEFFERSON TOWNSHIPS

Richard W Hopkins et ux to Rice Drilling B LLC, 2 Tracts O&G, \$14,768.75 (9-5-17)

### FREEPORT TOWNSHIP

James M Rizor et ux to Badger Consulting LLC, 18.38 Acres O&G, \$100. (9-5-17)  
Brian W Anderson et ux to Wisc LP, 43.68 Acres O&G, \$5,830. (9-5-17)  
Linda Stout to Wisc LP, 43.68 Acres O&G, \$5,830. (9-5-17)

### GILMORE TOWNSHIP

Rebecca Morris to Hilltop Minerals LLC, 79.156 Acres O&G, \$6,367.50 (9-1-17)

### MONONGAHELA TOWNSHIP

Tricia J Lang to Steven S McKnight, Tract, \$155,000. (9-7-17)

### MORGAN TOWNSHIP

Alan W Tretinik et us to Larry W Renner et ux, 3 Tracts O&G, \$250,000. (9-5-17)

### PERRY TOWNSHIP

Kevin M Butt Sr to Rice Drilling B LLC, 15 Acres O&G, \$112,500. (9-7-17)

### RICHHILL TOWNSHIP

Shirley S Wise Rice Drilling B LLC, 68.134 Acres O&G, \$5,371.23 (9-1-17)  
Jeffrey L Millikin to Badger Consulting LLC, 29.54 Acres O&G, \$2,000. (9-5-17)  
Shawna Weber Albreicht to Badger Consulting LLC, 70.4 Acres O&G, \$600. (9-5-17)  
Debra S Phillips to Badger Consulting LLC, 29.54 Acres O&G, \$2,000. (9-5-17)  
Rickey D Atkinson et ux to Pikewood Energy Corporation, 10.7202 Acres O&G, \$9,000. (9-6-17)

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Pikewood Energy Corporation to Three Rivers Royalty LLC, 119.95 Acres O&G, \$84,375. (9-6-17)

Donna M Donley to Rice Drilling B LLC, 28.2 Acres O&G, \$100. (9-7-17)

## SPRINGHILL TOWNSHIP

Joanna J Renko to Rice Drilling B LLC, 68.3 Acres O&G, \$27,671.31 (9-1-17)

Martha Lee Geho to Rice Drilling B LLC, 56 Acres O&G, \$100. (9-5-17)

Betsy Jane Cain to Wisc LP, 226 Acres O&G, \$1,600. (9-5-17)

Becky Longwell to Wisc LP, 226 Acres O&G, \$1,600. (9-5-17)

Billie Jo Newman to Wisc LP, 226 Acres O&G, \$1,600. (9-5-17)

## WASHINGTON TOWNSHIP

Correan J Stewart to Rice Drilling B LLC, .312 Acres O&G, \$1,483.02 (9-1-17)

Susan H Sargut to Rice Drilling B LLC, .312 Acres O&G, \$1,483.02 (9-1-17)

Karl A Jarek et ux to Rice Drilling B LLC, .28 Acres O&G, \$5,040. (9-1-17)

Donald A Campiti et ux Rice Drilling B LLC, .4373 Acres O&G, \$4,105.50 (9-1-17)

Alexis A Pierce Rice Drilling B LLC, 4.2335 Acres O&G, \$4,703.89 (9-5-17)

## WAYNE TOWNSHIP

John R King Jr et ux Rice Drilling B LLC, 2 Tracts O&G, \$14,742.55 (9-5-17)

Lisa L Eddy Lynch to Rice Drilling B LLC, 4 Tracts O&G, \$7,542. (9-5-17)

James G Eddy et ux to Rice Drilling B LLC, 4 Tracts O&G, \$7,542. (9-5-17)

Stephen K Shuman to Wisc LP, 113.59 Acres O&G, \$3,500. (9-5-17)

John D Lynch et ux to Wisc LP, 113.59 Acres O&G, \$3,500. (9-5-17)

Paul V Bizik Jr to Rice Drilling B LLC, 57.3 Acres O&G, \$17,394.66 (9-7-17)

## WAYNESBURG BOROUGH

Shelby Knox et con to Tiffany Rose Gardone, Lot, \$75,000. (9-6-17)

Wray Woodward Martin et ux to Alejandro Solis et ux, Lot, \$45,000. (9-6-17)

John E Mariner et ux to Waynesburg University, Lots 72-73 Flenniken Addition, \$62,500. (9-6-17)

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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

BALL, KENNETH

Late of Cumberland Township, Greene County, Pennsylvania

Executrix: Cheryl Ball, % Deborah A. Liotus, Esquire, 564 Forbes Avenue,  
Suite 1008, Pittsburgh, PA 15219

Attorney: Deborah A. Liotus, Esquire, 564 Forbes Avenue, Suite 1008,  
Pittsburgh, PA 15219

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GIBSON, JEAN a/k/a JESSIE JEAN GIBSON a/k/a JESSIE H. GIBSON

Late of Dunkard Township, Greene County, Pennsylvania

Executors: Ronald E. Gibson and Beryl S. Gibson, % Mark E. Halbruner, Esquire,  
Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011

Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP,  
2109 Market Street, Camp Hill, PA 17011

SETHNER, ANDREW P.

Late of Morgan Township, Greene County, Pennsylvania

Administrators: Alvin P. Sethner, 201 Happy Valley Road, Waynesburg, PA 15370;  
and Shirley K. Mondt, 420 Graham Street, Belle Vernon, PA 15012

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

### SECOND PUBLICATION

HARVILLA, SR., ROBERT S.

Late of Clarksville, Morgan Township, Greene County, Pennsylvania

Executor: Robert Harvilla, P O Box 122, Clarksville, PA 15322

Attorney: None

KACZMARCZYK, EDWARD J.

Late of Carmichaels, Cumberland Township, Greene County, Pennsylvania

Executor: Eric Dean Kaczmarczyk, 310 Liberty Street, Carmichaels, PA 15320

Attorney: None

ROUSH-RUSSELL, JEANNE L.

Late of Perry Township, Greene County, Pennsylvania

Executor: Fred C. Bussey, 657 Mt. Morris Road, Mt. Morris, PA 15349

Attorney: Brandon K. Meyer, Esquire, 136 East High Street, Waynesburg, PA 15370

SNYDER, CHARLES BRYAN

Late of Morgan Township, Greene County, Pennsylvania

Executrix: Heather R. Ullery, 258 Devin Lane, Morgantown, WV 26508

Attorney: None

### THIRD PUBLICATION

PEVARNIK, JOHN

Late of 406 Glade Run Road, Carmichaels, Greene County, Pennsylvania

Executrix: Mary K. Holonich, 410 Glade Run Road, Carmichaels, PA 15320

Attorney: Keith H. West, Esquire, 301 Grant Street, 14<sup>th</sup> Floor, Pittsburgh, PA 15219

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## FIRST & FINAL ACCOUNT

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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 **OCTOBER 2, 2017** FOR NISI CONFIRMATION AND ON **OCTOBER 13, 2017** FOR FINAL CONFIRMATION

The First & Final Account of Adrienne H. Cox, Executrix of the Estate of Earl Eugene Rollison, Deceased, late of Clarksville, Greene County, Pennsylvania

Attorney: Jeffry N. Grimes, Esquire  
77 South Washington Street  
Waynesburg, A 15370  
(724) 627-6114

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## SHERIFF'S SALE

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### By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED 28-2017

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, OCTOBER 06, 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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Lsf9 Master Participation Trust

vs.

Leonard Glendenning a/k/a Leonard L. Glendenning

Owner(s) of property situate in the CUMBERLAND TOWNSHIP, GREENE County, Pennsylvania, being 431 5th Avenue, Crucible, PA 15325 having erected thereon a residential dwelling. Parcel No. 05-29-936

Judgment Amount: \$15,850.65

PROPERTY ADDRESS: 451 5th Avenue, Crucible, PA 15325

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UPI / TAX PARCEL NUMBER: 05-29-936

**Seized and taken into execution to be sold as the property of LEONARD GLENDENNING A/K/A LEONARD L. GLENDENNING in suit of LSF9 MASTER PARTICIPATION TRUST**

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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

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### By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED 27-2017

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, OCTOBER 06, 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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United Midwest Savings Bank

vs.

Joseph P. Lewis a/k/a Joseph Lewis

Paula R. Lewis a/k/a Paula Lewis

ALL THAT CERTAIN lot or piece of ground situate in Perry Township, County of Greene and Commonwealth of Pennsylvania having thereon a Residential dwelling known as 251 Haines Ridge Road, Mount Morris, PA 15349

TAX PARCEL NO: 20-02-103

PROPERTY ADDRESS: 251 Haines Ridge Road, Mount Morris, PA 15349

UPI / TAX PARCEL NUMBER: 20-02-103

**Seized and taken into execution to be sold as the property of JOSEPH P. LEWIS AKA JOSEPH LEWIS, PAULA R. LEWIS AKA PAULA LEWIS in suit of UNITED MIDWEST SAVINGS BANK**

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Attorney for the Plaintiff:  
Milstead & Associates, LLC  
Marlton, NJ

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 31-2017**

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, OCTOBER 06, 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.

The Bank of New York Melon FKA The Bank of New York, not in its individual capacity but solely as trustee for the benefit of the certificates holders of the CWABS, asset-backed certificates trust 2006-3; 3000 Bayport Drive, Suite 880, Tampa, Florida 33607

vs.

Charles C. Wolfe, Jr. and Carrie Wolfe

ALL THAT CERTAIN TRACT OF LAND SITUATE IN MONONGAHELA TOWNSHIP, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: CHARLES C. WOLFE, JR. AND CARRIE WOLFE, 2389 SOUTH EIGHTY EIGHT ROAD, DILLINER, PA 15327; PARCEL ID NOS: 16-09-108 & 16-09-110

PROPERTY ADDRESS: 2389 South Eight Eight Road, Dilliner, PA 15327

UPI / TAX PARCEL NUMBER: 16-09108; 16-09-110

**Seized and taken into execution to be sold as the property of CARRIE WOLFE, CHARLES C. WOLFE, JR. in suit of THE BANK OF NEW YORK MELLON**

Attorney for the Plaintiff:  
KLM Law Group, PC  
Philadelphia, 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 26-2017**

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, SEPTEMBER 22, 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.

Granite Investment Group

vs.

Brenda L. Barnhart and Harlan L. Barnhart

Granite Investment Group v. Brenda L. Barnhart and Harlan L. Barnhart, 127 4<sup>th</sup> Street, Borough of Rices Landing, PA 15357, Tax Parcel Nos. 21-02-140; 21-02-141; 21-02-142; and 21-02-143. Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$77,465.13. Sold as the property of Harlan L. Barnhart and Brenda L. Barnhart by virtue of a Deed recorded on November 14, 2002, in Deed Book 267 at Page 426.

PROPERTY ADDRESS: 127 4<sup>th</sup> Street, Borough of Rices Landing, PA 15357

UPI / TAX PARCEL NUMBER: 21-02-140; 21-02-141; 21-02-142; and 21-02-143

**Seized and taken into execution to be sold as the property of BRENDA L BARNHART, HARLAN L BARNHART in suit of GRANITE INVESTMENT GROUP.**

Attorney for the Plaintiff:  
Stern & Eisenberg PC  
Warrington, PA 215-572-8111

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania