

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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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.:
Oct. 2,3,4,5, & 6, 2017

CRIMINAL

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

ORPHANS

Accounts Nisi: _____, 2017
Accounts Absolute: Oct. 13, 2017

SUPREME COURT SUPERIOR COURT

COMMONWEALTH COURT

ARGUMENTS

Argument Court: Nov. 8, 2017

CIVIL

Domestic Relations Contempts:
Oct. 30, 2017
Domestic Relations Appeals
Oct. 30, 2017

JUVENILE

Plea Day: Oct. 10, 2017

Convenes in Pgh.: Oct. 16 – 20, 2017

Convenes in Pgh.: Oct. 23 - 27, 2017

Convenes in Pgh.: November 13 - 18, 2017

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

E-mail address: editor.greenerreports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

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

ALEPPO TOWNSHIP

Mona Quint to Rice Drilling B LLC, 28.366 Acres O&G, \$231.09 (9-22-17)
Diane K Younken et con to Rice Drilling B LLC, 2 TRACTS O&G, \$30,161.33 (9-28-17)
Sandra Irene Wright to Rice Drilling B LLC, 2 TRACTS O&G, \$48,526.73 (9-28-17)
Tyson C Yeater et ux to Arbala AD3 LLC et al, 98.0295 Acres O&G, \$814,593.66 (9-28-17)

CUMBERLAND TOWNSHIP

Clean Streams Foundation INC to Greene Energy Resource Recovery LLC, 69 Acres Easement Agreement, \$1,500.00 (9-25-17)

DUNKARD TOWNSHIP

Dorothy Pratt to Nicole M Gacek, 2 TRACTS, \$33,610.80 (9-28-17)

FREEPORT TOWNSHIP

Kelley M Reed et ux to Elliott D Taylor, 2 TRACTS, \$1,000.00 (9-28-17)
Brandt E Hoag et al to Arbala AD3 LLC et al, 117.83 Acres O&G, \$110,465.63 (9-28-17)

GILMORE TOWNSHIP

Harry Taylor Estate to Jeffery L Rode et ux, Lot 2 Jollytown Plan, \$2,500.00 (9-28-17)

JACKSON TOWNSHIP

Badger Consulting LLC to Rice Drilling B LLC, 131.54 Acres O&G, \$4,567.37 (9-22-17)
Eric Gray et ux to Rice Drilling B LLC, 97067 Acres O&G, \$15,519.58 (9-28-17)
Debra L Warlick et con to Rice Drilling B LLC, 131.54 Acres O&G, \$60,289.17 (9-28-17)
Gloria D Morris et con to Rice Drilling B LLC, 110.7 Acres O&G, \$16,605.00 (9-28-17)

JACKSON, CENTER & RICHHILL TOWNSHIPS

Spartan West Virginia et al to TSAR WV LLC, TRACTS O&G, \$20,000.00 (9-26-17)

JEFFERSON TOWNSHIP

Jason G Harvey et ux to Ronald Lee Perrine II, 2 Lots, \$120,000.00 (9-26-17)

MORGAN TOWNSHIP

Carbon Resources INC to Carl L Kibler et ux, 0.2599 Acres, \$1,110.00 (9-27-17)
Ruby Janet Knestrick Estate to Anthony J Barbetta et ux, Lots 22-24 Rush View Plan, \$4,000 (9-28-17)

MONONGAHELA

Mary Jane Messich to Carl L Zalar et ux, 3 Tracts, \$70,000.00 (9-27-17)

PERRY TOWNSHIP

Badger Consulting LLC to Rice Drilling B LLC, 59 Acres O&G, \$453,361.50 (9-22-17)

RICHHILL TOWNSHIP

Kenneth N Berdine to Rice Drilling B LLC, 28.2 Acres O&G, \$100.00 (9-22-17)
Badger Consulting LLC to Rice Drilling B LLC, 2 TRACTS O&G, \$5,050.20 (9-22-17)

SPRINGHILL TOWNSHIP

Gerald L Knically to Rice Drilling B LLC, 42 Acres O&G, \$5,505.75 (9-22-17)
David Franklin Trotter to Rice Drilling B LLC, 42 Acres O&G, \$5,505.75 (9-22-17)
Milton M Rutan et ux to Rice Drilling B LLC, 2 TRACTS O&G, \$3,643.98 (9-28-17)
Robert R Rutan et ux to Rice Drilling B LLC, 2 TRACTS O&G, \$3,643.98 (9-28-17)

WAYNE TOWNSHIP

Tammy Yoney et con to Thomas Spitznogle et ux, 1.11 Acres, \$63,000 (9-22-17)

WAYNESBURG BOROUGH

PNC Bank N A to Michael R Sealy, Lot, \$37,000.00 (9-26-17)

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WHITELEY

Leslie M Holmes to Rice Drilling B LLC, 328.034 Acres O&G Minerals, \$618,165.52

(9-22-17)

Katherine M Stelletto to Rice Drilling B LLC, 328.034 Acres O&G Minerals, \$618,165.52

(9-22-17)

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

NONE THIS PUBLICATION

SECOND PUBLICATION

CLITES, JAMES R.

Late of Bobtown, Greene County, Pennsylvania

Executrix: Judy Carr, 909 Briarwood Street, Morgantown, WV 26505

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

CLOUTIER, CHERYL J.

Late of Cumberland Township, Greene County, Pennsylvania

Executor: Sandra Headlee, 125 Creek Road, Carmichaels, PA 15320

Attorney: None

GOODWIN, RAYMOND L.

Late of Center Township, Greene County, Pennsylvania

Co-Executor: Judi Tanner Goodwin, 1827 W. Roy Furman Hwy.,
Waynesburg, PA 15370

Co-Executor: David M Goodwin, 442 Morris Run Road, Sycamore, PA 15364

Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

HUSTEY, PATRICIA W.

Late of Jefferson, Greene County, Pennsylvania

Executor: Wallace A. Smith, 416 Pyle Road, Jefferson, PA 15344

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

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LEMUNYON, CHARLES WESLEY

Late of Monongahela Township, Greene County, Pennsylvania

Administratrix: Janet F. Lemunyon, 617 Mapletown Road, Garards Fort, PA 15334

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

THIRD PUBLICATION

BOORD, KENNETH A.

Late of Cumberland Township, Greene County, Pennsylvania

Executor: Jessica Kaczmarczyk, P O Box 41, Nemacolin, PA 15351

Attorney: None

BURNWORTH LENA a/k/a LENA MARIE BURNWORTH

Late of Jefferson, Greene County, Pennsylvania

Co-Executors: Sammy Lew Burnworth, 1100 Lewis Street, Brownsville, PA 15417;
and Candy Ann Rogers, 358 Buckingham Road, Fredericktown, PA 15333

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

HENDERSON, JUDITH ANN

Late of Carmichaels, Greene County, Pennsylvania

Executor: Chuck R. Cottrell, 412 South Freedom Street, Ravenna, OH 44266

Attorney: None

WILLIAMS, M. LAURINE a/k/a MARY LAURINE WILLIAMS

Late of Waynesburg, Greene County, Pennsylvania

Executrix: Denise K. Williams Furuya, Louie Lane, Batavia, OH 45103

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

LEGAL NOTICE

NOTICE OF HEARING

In Re: GENEVIEVE MICHELL WOODHOUSE

To: David Jean Woodhouse, Jr. or other interested party
296 Park Avenue, Washington, PA 15301

NOTICE IS HEREBY GIVEN that a Petition for Change of Name of Genevieve Michelle Woodhouse to Genevieve Michelle Harvey will be held at the following time: November 7, 2017 at 1:00 pm, at the Greene county Courthouse, 10 East High St, Waynesburg, PA 15370, or at a later date to which the hearing may be continued. At which time any person interested may attend and show cause, if any, why the Petition should not be granted.

This notice given by Christopher Michael Simms, Esquire, and Logan Law Office, 54 N. Richhill Street, Waynesburg, PA 15370.

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LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

FAIRVIEW UNITED METHODIST
CHURCH,

Plaintiff

CIVIL DIVISION

No. 123 AD 2017

v.

THE HEIRS OF SAMUEL AND RUFUS
NELSON,

Defendants

ACTION TO QUIET TITLE

NOTICE

You have been sued in Court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. you are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU FO 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 AID SOCIETY
63 S. Washington Street, Waynesburg, PA 15370
Phone: (724)627-3127

STEPHEN J. TACZAK Esquire
Attorney for Plaintiffs
TACZAK LAW OFFICE
23 East Beau Street
Washington, PA 15370
724-884-0008

CORPORATION NOTICE

Notice is hereby given that a Certificate of Organization was filed with the Pennsylvania Department of State, on June 26, 2017, for a Limited Liability Company, organized under the Limited Liability Company Law of 1994, as from time to time amended. The name of the Company is Sondericker Enterprises, LLC, having an address of 571 Grinnage Run Road, Waynesburg, PA 15370.

James E Higinbotham, Jr., Esq.
HIGINBOTHAM LAW OFFICES
45 East Main Street, Suite 500
Uniontown, PA 15401
Telephone: 724-437-2800

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-35-2017

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 20, 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.

AD-502-2016
ED-35-2017

Ditech Financial LLC
vs.
Joel Kaufman

All that certain piece or parcel of Tract of land situate in Franklin Township, Greene County, Pennsylvania, and being known as 252 Washington Road, Waynesburg, Pennsylvania 15370

TAX MAP AND PARCEL NUMBER: 07/17/112

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$37,890.44

PROPERTY ADDRESS: 252 Washington Road, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 07-17-112

Seized and taken into execution to be sold as the property of JOEL KAUFMAN in suit of DITECH FINANCIAL, LLC

Attorney for the Plaintiff:
McCabe, Weisberg & Conway, P.C.
Philadelphia, PA

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania