

# 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. 2**

**October 12, 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.:  
Oct. 9,10,11,12, & 13, 2017

### CRIMINAL

Arraignments: Oct. 16, 2017  
ARDs: Nov. 13, 2017  
ARD Revocations: Nov. 13, 2017  
Parole Violations: Oct. 16, 2017  
Plea Court: Nov. 14 & 15, 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: Nov. 14, 2017

Convenes in Pgh.: Oct. 16 – 20, 2017

Convenes in Pgh.: Oct. 23 - 27, 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.greenerreports@yahoo.com](mailto: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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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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

Sherry Metz et con to Rice Drilling B LLC, 20 Acres O&G, \$269.78 (9-29-17)  
Frank J Couch et ux to Rice Drilling B LLC, 10.499 Acres O&G, \$104,990.00 (10-4-17)  
Susan E Arvin to Rice Drilling B LLC, TRACTS O&G, \$9,209.66 (10-4-17)  
David W Arvin et ux to Rice Drilling B LLC, TRACTS O&G, \$9,209.66 (10-4-17)  
Jean W Arvin to Rice Drilling B LLC, TRACTS O&G, \$156,564.23 (10-4-17)  
Freeman Riggie et al to Lightning Creek Holdings LP, 2 TRACTS O&G, \$140,632.00 (10-5-17)

Darlene J Wise to Rice Drilling B LLC, 72 Acres O&G, \$454.41 (10-5-17)

ALEPPO, SPRINGHILL, PERRY, JEFFERSON, FRANKLIN, RICHHILL, WAYNE,  
GILMORE, WHITELEY, DUNKARD, MORRIS, CENTER, GREENE & JACKSON

### TOWNSHIPS

Rotary Foundation of Rotary International to D&W Resources LP et al, TRACT & Additional RTT, \$78,000.00 (10-5-17)

### CENTER TOWNSHIP

Stacy S Carroll to Brian D Cargill et ux, TRACT, \$66,010.00 (10-4-17)

### CENTER, GRAY, MORRIS & RICHHILL TOWNSHIPS

CNX RCPC LLC to Conrhein Coal CO, \$558,004.56 (10-3-17)

### CLARKSVILLE BOROUGH

Eleanor Redman to Donna Christine Teagarden et con, LOT 69, \$45,000.00 (10-5-17)

### CUMBERLAND TOWNSHIP

Thomas L Simkovic et ux to Julius W Kayla et ux, LOTS 5-6, \$172,500.00 (10-4-17)

Richard G Rodavich et ux to Richard J Pilon et al, LOT, \$24,000.00 (10-5-17)

### FREEPORT TOWNSHIP

Wilma Kay Braddock to Elliott D Taylor, LOT, \$100.00 (10-2-17)

### FRANKLIN TOWNSHIP

Chad W McCracken et ux to Todd N Klaner et ux, 0.678 Acres, \$320,000.00 (10-2-17)

Gene M Granus et ux to Joseph R Scattaregia III, 2 LOTS Carpenter Plan, \$225,00.00 (10-3-17)

### FRANKLIN, FREEPORT, GILMORE, JACKSON, MORRIS, SPRINGHILL & WASHINGTON TOWNSHIPS

Robert J Rice to Alberta R Jones et con, Coal O&G, \$50,000.00 (10-5-17)

### FRANKLIN & WASHINGTON TOWNSHIPS

Michelle Rice et con to Rice Drilling B LLC, O&G TRACTS, \$1,513.41 (9-29-17)

Diane Fulks Adams to Rice Drilling B LLC, 4 TRACTS O&G, \$76,500.32 (10-5-17)

### GILMORE TOWNSHIP

Martha E Patterson to Rice Drilling B LLC, 3 TRACTS O&G, \$928,336.02 (9-29-17)

Frances K Baumbach to Keystone Buckeye Energy Holdings LLC, 2 TRACTS O&G, \$7,686.68 (10-5-17)

Nancy Kurtz to Keystone Buckeye Energy Holdings LLC, 2 TRACTS O&G, \$3,843.30 (10-5-17)

Nancy Kurtz to Keystone Buckeye Energy Holdings LLC, 2 TRACTS O&G, \$1,000.00 (10-5-17)

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Terri Heflin to Keystone Buckeye Energy Holdings LLC, 2 TRACTS O&G, \$1,000.00 (10-5-17)

Mary K Durham to Keystone Buckeye Energy Holdings LLC, 2 TRACTS O&G, \$3,843.30 (10-5-17)

Megan A Rex Jeter to Keystone Buckeye Energy Holdings LLC, 2 TRACTS O&G, \$1,000.00 (10-5-17)

## GILMORE & WAYNE TOWNSHIPS

Badger Consulting LLC to Rice Drilling B LLC, 4 TRACTS O&G, \$906,156.00 (9-29-17)

## GREENE TOWNSHIP

David W Lester et ux to Jonathon Chmelik, 4.666 Acres, \$178,000.00 (10-3-17)

Isaac Coe et al to Kevin White, 1.054 Acres, \$35,200.00 (10-4-17)

## GREENSBORO BOROUGH

Janet M Flinn to Michael Gulley et al, LOT, \$1,000.00 (10-3-17)

## JACKSON TOWNSHIP

Jeffrey J Adamson to Rice Drilling B LLC, 87.64 Acres O&G, \$15,519.58 (10-5-17)

Stephanie Strum to Rice Drilling B LLC, 87.64 Acres O&G, \$5,819.85 (10-5-17)

## JEFFERSON TOWNSHIP

Scrip Family Revocable Living Trust et al to George E Demchak et ux, Lots 24-26, \$189,000.00 (10-4-17)

## MORGAN & FRANKLIN TOWNSHIPS

Dorothy J Ganear to Dorothy J Ganear et al, TRACTS O&G, \$570.00 (10-3-17)

## PERRY TOWNSHIP

Joyce L Wilson et con to Rice Drilling B LLC, 4 TRACTS O&G, \$227,031.00 (9-29-2017)

Diann L Craig et al to Flo Enterprises LLC, 0.249 Acres, \$50,000.00 (9-29-17)

## RICHHILL TOWNSHIP

Patrick A Teagarden et ux to Rice Drilling B LLC, 33.462 Acres O&G, \$351,351.00 (9-29-17)

Kris W Breon et ux to Hilltop Minerals LLC, 60 Acres O&G, \$13,334.00 (10-2-17)

CNX Land LLC to CNX Thermal Holdings LLC et al, Water Pipeline Easement, \$1,000.00 (10-3-17)

Conrhein Coal CO to CNX Thermal Holdings LLC et al, Water Pipeline Easement, \$1,000.00 (10-3-17)

CNX Gas Company LLC to CNX Thermal Holdings LLC, Partial Assignment, \$1,000.00 (10-3-17)

CNX Land LLC to GNAC Enterprises LP, 2 TRACTS, \$90,000.00 (10-3-17)

CNX Land LLC to GNAC Enterprises LP, 9.76 Acres, \$68,000.00 (10-3-17)

CNX Land LLC to Nyle Burn et ux, 3 TRACTS, \$130,000.00 (10-3-17)

Michael E Morris et ux to Rice Drilling B LLC, 47.164 Acres O&G, \$21,541.66 (10-5-17)

Lee Arthur Tucholski to Rice Drilling B LLC, 52 Acres O&G, \$266,500.00 (10-5-17)

## SPRINGHILL TOWNSHIP

Ruth E Keffer to Rice Drilling B LLC, 42 Acres O&G, \$82,585.93 (10-4-17)

Bonnie Rose Lyons to Rice Drilling B LLC, TRACTS O&G, \$2,469.31 (10-4-17)

Badger Consulting LLC to Rice Drilling B LLC, 96 Acres O&G, \$10,387.13 (10-5-17)

## WANE TOWNSHIP

Todd O Simmers et al to Rice Drilling B LLC, 2 TRACTS O&G, \$357,370.20 (9-29-17)

## WASHINGTON TOWNSHIP

Sharon K Heath to Mark W Staley et ux, 2 Acres, \$157,000.00 (10-4-17)

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## WAYNE TOWNSHIP

Lee Ann Knittel to Hilltop Minerals LLC, 57.3 Acres O&G, \$28,650.00 (10-2-17)

Beatrice K McGaffick et con to Rice Drilling B LLC, 69.227 Acres O&G, \$6,161.96 (10-4-17)

Patricia A Cutshall et con to Rice Drilling B LLC, 3 TRACTS O&G, \$45,251.95 (10-5-17)

Wilma Cole Bavaro to Rice Drilling B LLC, TRACTS O&G, \$15,357.11 (10-5-17)

## WAYNESBURG BOROUGH

Christy L Newkirk et con to Cody M Andrews et ux, LOT, \$132,000.00 (9-29-17)

Scarisbrick Land Holdings LLC to Nicole L Cain, LOT, \$77,500.00 (10-2-17)

Julius W Kayla et ux to Stacie R Patterson, LOT, \$160,900.00 (10-2-17)

## WHITELEY TOWNSHIP

Scott McCracken et al to Rice Drilling B LLC, 185 Acres O&G, \$1,747,249.48 (9-29-17)

Billie Jean Doty et con to Pikewood Energy Corporation, 51 Acres O&G, \$23,400.00 (10-3-17)

James M McCracken to Rice Drilling B LLC, 185 Acres O&G, \$873,624.74 (10-4-17)

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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

EVERLY, EUGENE GUY

Late of Greene County, Pennsylvania

Co-Executrix: Vicki L. Everly, 6008 Woodland Bluff, Morgantown, WV 26508

Co-Executor: Kevin H. Everly, 130 Capri Acres Drive, Shinnston, WV 26431

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

HICE, GLORIA JEAN

Late of Jefferson Township, Greene County, Pennsylvania

Executrix: Kimberly Thomas, 205 W. Main Street, Apt. 12, Monongahela, PA 15063

Attorney: Bradley M. Bassi, Esquire, Bassi, Vreeland & Associates, P.C.,

P.O. Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

IMRICH, BETTY V. a/k/a BETTY IMRICH

Late of Bobtown, Greene County, Pennsylvania.

Executor: Bernard J. Imrich, % Cheryl Catherine Cowen, Esquire,

769 Lippencott Road, Waynesburg, PA 15370

Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,

Waynesburg, PA 15370

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## SECOND PUBLICATION

NONE THIS PUBLICATION

## THIRD 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

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

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## LEGAL NOTICE

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### NOTICE OF HEARING

In Re: GENEVIEVE MICHELL WOODHOUSE

To: David Jean Woodhouse, Jr. or other interested party  
70 Wren Way, 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

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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

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## CORPORATION NOTICE

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NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania with respect to a business corporation which has been organized under the Pennsylvania Business Corporation Law of 1988. The name of the corporation is **PRESERVED PROPERTIES LLC**.

Dennis M. Makel, Esquire  
Makel & Associates, LLC  
98 East Maiden Street  
Washington, PA 15301

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## CORPORATION NOTICE

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Notice is hereby given that Sportsman's Warehouse, Inc., a foreign business corporation, has applied for a Statement of Registration to do business in the Commonwealth of Pennsylvania under the provisions of Chapter 4 of the Association Transactions Act. The corporation is incorporated under the laws of the State of Utah. The address of its principal office under the laws of said jurisdiction is 1108 E South Union Ave, Midvale, UT 84047 and subject to section 109 (relating to name of commercial registered office provider in lieu of registered address), the address, including street and number, if any, of its proposed registered office in Pennsylvania is CT Corporation System, 600 N 2nd Street, Suite 401, Harrisburg, PA 17101.

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## PROPOSED PRIVATE SALE

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### NOTICE

#### TO AFFECTED PARTIES OF PROPOSED PRIVATE SALE

In accordance with the Real Estate Tax Sale (Act of July 7, 1947, P.L. 1368 No. 542), Section 613, as amended, notice is hereby given that a proposed sale price in the amount of Twelve thousand one hundred dollars and 45/100 (\$12,100.45), plus fees, HAS BEEN RECEIVED AND APPROVED BY THE TAX CLAIM BUREAU OF THE COUNTY OF GREENE, for the private sale of the following property:

Land and Building  
W/S of C St. Lot 68  
Cumberland Village Plan  
Acreage: .090  
PARCEL 05-33-267  
Cumberland Township

Pursuant to Section 613 (72 P.S. & 5861.613), the affected taxing districts, the property owner, and interested party, or a person interested in purchasing the property, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Greene County within forty five (45) days after this notice of proposed sale, to disapprove such sale.

If no objections are made, this property shall be sold by the Tax Claim Bureau of the County of Greene, at the Greene County Office Building, 93 East High Street, Waynesburg, PA, on November 20, 2017, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.

Sue Ellen Kingan, Director

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## SHERIFF'S SALE

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

No. ED-27-2014

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, NOVEMBER 03, 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.

Bank of America, N.A., as successor by merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP,

vs.

James D. Shipp a/k/a James Shipp

Johnny Crislip

All those three (3) certain tracts of real estate lying and being situate in Dunkard Township, Greene County, Pennsylvania and being more particularly bounded and described as follows:

Property Address: 3124 S. 88 Road, Dilliner, PA 15327

Tax Parcel Nos: 06-05-178, 06-05-179, 06-05-180B

Deed Recorded 7/30/2008 in Book 0393 Page 1172 Instrument #200800003599

PROPERTY ADDRESS: 3124 S. 88 Road, Dilliner, PA 15327

UPI / TAX PARCEL NUMBER: 06-05-178, 06-05-179, 06-05-180B

**Seized and taken into execution to be sold as the property of JOHNNY CRISLIP, JAMES SHIPP A/K/A JAMES D. SHIPP in suit of BANK OF AMERICA**

Attorney for the Plaintiff:

Richard M. Squire & Associates LLC

Jenkintown, PA 215-886-8790

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-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