

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.:
Sept. 18, 19, 20, 21, & 22, 2017

CRIMINAL

Arraignments: Sept. 25, 2017
ARDs: Oct. 10, 2017
ARD Revocations: Oct. 10, 2017
Parole Violations: Oct. 2, 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.: 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.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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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

Bruce P Braucher et ux to Rice Drilling B LLC, 28.366 Acres O&G, \$418.36 (9-12-17)

David M Chambers to Rice Drilling B LLC, Tracts O&G, \$214.85 (9-12-17)

CENTER TOWNSHIP

Steven J Clancy et al to Contura Pennsylvania Land LLC, Lot, \$185,000. (9-8-17)

CUMBERLAND TOWNSHIP

James E Duke et ux to Joseph F Thomas et ux, 1.52 Acres, \$129,500. (9-8-17)

Walter P Atalski Est to Shane Allan Sarver, Lot 12 Woodview Plan, \$122,000. (9-8-17)

Cindy Lee Cumpston Est to Justin S Manning et al, Lot 72 Cumberland Village, \$23,270.10 (9-12-17)

Pauline M Watona to Angelo Viviano et ux, 2 Tracts, \$165,000. (9-14-17)

Mary Jane Hardy to Andrew Barrish et ux, 2 Tracts, \$185,000. (9-14-17)

DUNKARD TOWNSHIP

Samuel P Cossick et al to Timothy R McCormick et ux, Lot 182 Bobtown, \$10,000. (9-8-17)

FRANKLIN TOWNSHIP

Janet Frasca to Scott R McCracken, Lot Colonial Place, \$185,000. (9-11-17)

Virginia L Logan to Rice Drilling B LLC, O&G, \$74,540. (9-12-17)

JEFFERSON TOWNSHIP

George R Carter Jr et ux to Timothy R Neligh Sr et ux, 27.86 Acres, \$105,000. (9-8-17)

GILMORE TOWNSHIP

Bennie J Bartrug et ux to Rock Creek Royalty LLC et al, 195 ¾ Acres O&G, \$60,356.25 (9-11-17)

Cathy H Traugh to Rock Creek Royalty LLC et al, 195 ¾ Acres O&G, \$30,178.13 (9-11-17)

Masonic Home of Virginia to PikeWood Energy Corporation, 130.671 Acres O&G, \$47,165.24 (9-13-17)

MORGAN TOWNSHIP

Richard L Burich et al to Todd Nelson, Lot 2 Mather, \$30,000. (9-11-17)

RICHHILL TOWNSHIP

Margaret Popovitch to Rice Drilling B LLC, 244.46607 Acres O&G, \$1,877.88 (9-12-17)

Joseph M Plymire et ux to Rice Drilling B LLC, 28.2 Acres O&G, \$100. (9-12-17)

Barbara A Null to Rice Drilling B LLC, 28.2 Acres O&G, \$100. (9-12-17)

Jean E Berdine to Rice Drilling B LLC, 28.2 Acres O&G, \$100. (9-12-17)

SPRINGHILL TOWNSHIP

Jack H Cox to Rock Creek Royalty LLC et al, 107.57 Acres O&G, \$16,110. (9-11-17)

Mark E McVicker et ux to Rice Drilling B LLC, 50 Acres O&G, \$141,666.68 (9-12-17)

WAYNE TOWNSHIP

J Scott Kent et ux to Rice Drilling B LLC, Tracts O&G, \$24,242.40 (9-12-17)

Donna Marie Lemley Est to Rice Drilling B LLC, 3 Tracts O&G, \$11,581.25 (9-12-17)

WAYNESBURG BOROUGH

Christopher W Kuhns et ux to David J Floyd et ux, 2 Tracts, \$193,000. (9-8-17)

Jonathon S Bortz to Paul W Stephenson et ux, Lots 527-529, \$132,500. (9-13-17)

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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

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 BURNSWORTH

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

SECOND 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

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

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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

THIRD 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

FIRST & FINAL ACCOUNT

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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LEGAL NOTICE

CITATION

GREENE COUNTY COURT OF COMMON PLEAS

In Re: ESTATE OF JAMES L. BRADLEY, JR.

O.C. No. 19 of 2015

To: Jamie Bradley
198 ½ Grove Ave.
Pittsburgh, PA 15229
and
Julie Yoders, address unknown

The herein Citation is issued to Jamie Kirby and Julie Yoders to show cause why Lois S. Severance fka Lois S. Kirby should not apply for and be granted Letters of Administration from the Greene County Register of Wills in the estate of James L. Bradley, Jr.

Said Citation is returnable on

December 18, 2017 at 9:00 a.m.

Courtroom No. 1 of the Greene County Court of Common Pleas

If you wish to object to the appointment of Lois S. Severance fka, Lois S. Kirby, as personal representative of the estate of James L. Bradley, Jr., you must personally appear at the time and place noted hereinabove. You are warned that if you fail to do so, the case may proceed without you and an Order may be entered granting Petitioner, Lois S. Severance fka, Lois S. Kirby's petition to be appointed personal representative of the estate of James L. Bradley, Jr.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Court Administrator
Greene County Courthouse
Waynesburg, Pennsylvania 15370
(724) 852-5237
Southwestern Pennsylvania Legal Aid
Waynesburg, PA 15370
(724) 627-3127

This notice is given pursuant to Order of Court dated August 3, 2017 by Timothy N. Logan, Esquire, Logan Law Office, 54 North Richhill Street, Waynesburg, PA 15370, 724-627-6026

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SHERIFF'S SALE

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.

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

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

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

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.

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

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

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

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SHERIFF'S SALE

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 Mellon 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