

# 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 19, 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. 16,17,18,19, & 20, 2017

### CRIMINAL

Arraignments: Oct. 23, 2017  
ARDs: Nov. 13, 2017  
ARD Revocations: Nov. 13, 2017  
Parole Violations: Nov. 6, 2017  
Plea Court: Nov. 14 & 15, 2017  
License Suspension Appeals: Dec. 18, 2017

### ORPHANS

Accounts Nisi: Nov. 6, 2017  
Accounts Absolute: Nov. 17, 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.: Nov. 27 – Dec. 1, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Richard H Brown to Rice Drilling B LLC, 2.52 Acres O&G, \$345.00 (10-11-17)  
Lloyd M Lohr to Rice Drilling B LLC, 25 Acres O&G, \$53,125.00 (10-11-17)  
Jesse Jean Kiger to Rice Drilling B LLC, 100 Acres O&G, \$32,669.55 (10-11-17)

### ALEPPO & RICHHILL TOWNSHIPS

Ronald E King et ux to Rice Drilling B LLC, 137 Acres O&G, \$1,384.61 (10-11-17)

### CENTER TOWNSHIP

Kenneth Duval et ux to Rice Drilling B LLC, TRACTS O&G, \$274,368.06 (10-11-17)  
Frank Mike Pikula et ux to Rice Drilling B LLC, 1 Acre O&G, \$9,589.06 (10-11-17)

### CUMBERLAND TOWNSHIP

Gary L Gordon et ux to Jeffrey Gudac, LOT 4 Varesko Plan, \$34,000.00 (10-11-17)  
Timothy Paul Sharpknack to Dustin A Teegarden et ux, 3 TRACTS O&G, \$32,500.00 (10-12-17)

### FREEPORT TOWNSHIP

Community Bank to Three Rivers Royalty LLC, 45 Acres O&G, \$186,288.50 (10-6-17)

### FRANKLIN TOWNSHIP

Del Johnson to Three Rivers Royalty LLC, 214.321 Acres O&G, \$50,905.22 (10-6-17)  
Allegheny Energy Supply Company LLC to Greene Spur LLC, 3.3046 Acres, \$165,000.00 (10-10-17)  
Eric Kaczmarzyk to Three Rivers Royalty LLC, 2 TRACTS O&G, \$15,124.29 (10-10-17)  
Shara Dorsey et con to Three Rivers LLC, 2 TRACTS O&G, \$15,124.29 (10-10-17)  
Donna M Stephenson to Rice Drilling B LLC, 2 TRACTS O&G, \$488,440.00 (10-11-17)  
Badger Consulting LLC to Rice Drilling B LLC, 50.012 Acres O&G, \$93,772.50 (10-11-17)  
Robert C Fox et ux to Rice Drilling B LLC, 2 TRACTS O&G, \$9,975.00 (10-11-17)  
Charles L McCollum et ux to Rice Drilling B LLC, 2 TRACTS O&G, \$3,903.20 (10-11-17)  
Debbie L Geary et con to James Shoemaker, TRACTS, \$150.00 (10-12-17)

### GILMORE TOWNSHIPS

Mark Wargo to Three Rivers Royalty LLC, 2 TRACTS O&G, \$385,972.17 (10-6-17)  
Christine Depto et con to Three Rivers Royalty LLC, 2 TRACTS O&G, \$385,972.17 (10-6-17)  
Joan Catanese to Three Rivers Royalty LLC, 2 TRACTS O&G, \$358,972.17 (10-6-17)  
Kathleen Wargo to Three Rivers Royalty LLC, 2 TRACTS O&G, \$385,972.17 (10-6-17)  
Sheila K Filbey et con to Legacy Minerals LLC, 157.4 Acres O&G, \$34,441.10 (10-6-17)  
Frank L Metheny et ux to Cone Gathering LLC et al, 255.68 Acres, \$425,258.72 (10-11-17)  
Thomas James Meighen et ux to Amp Fund III LP, 3 TRACTS O&G, \$230,960.15 (10-12-17)  
Nancy Kurtz to Amp Fund III LP, TRACT O&G, \$21,818.13 (10-12-17)  
Sara Meighen et al to Amp Fund III LP, 3 TRACTS O&G, \$205,298.43 (10-12-17)  
Frances K Baumbach to Amp Fund III LP, 3 TRACTS O&G, \$29,922.75 (10-12-17)  
Nancy Nantz et con to Amp Fund III LP, TRACT O&G, \$16,207.75 (10-12-17)  
Mary K Durham et con to Amp Fund III LP, TRACT O&G, \$21,818.13 (10-12-17)  
Terri Heflin et al to Amp Fund III LP, TRACT O&G, \$14,637.00 (10-12-17)  
Anthony Kurtz to Amp Fund III LP, 3 TRACTS O&G, \$205,298.43 (10-12-17)  
Megan A Rex Jeter et con to Amp Fund III LP, TRACT O&G, \$15,856.75 (10-12-17)

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## JEFFERSON TOWNSHIP

Vicky L Bedilion et con to Three Rivers Royalty LLC, 3 TRACTS O&G, \$35,577.63 (10-6-17)  
Judy Ann Shaffer Estate et al to Holly A Dobbins, .336 Acres, \$83,400.00 (10-10-17)  
Richard James Mackey Estate et al to Kaleb S Williams, 0.84 Acres, \$125,000.00 (10-12-17)

## MORGAN TOWNSHIPS

Cyril J Bodgan Jr Estate et al to Richard Allen Adamson, LOT 1 Hefferin Subdivision Plan, \$52,000.00 (10-6-17)  
Pechin Leasing LLC to Michael Packrall et ux, TRACTS, \$150,000.00 (10-11-17)

## PERRY TOWNSHIP

United Bank Inc. to Jason Trombley et ux, 1.406 Acres, \$55,000.00 (10-6-17)  
Carol S Welker to Rice Drilling B LLC, 2 TRACTS O&G, \$301,875.00 (10-11-17)

## RICES LANDING BOROUGH

Eugene B Palone to George W Lutz, 3 TRACTS, \$145,000.00 (10-10-17)

## RICHHILL TOWNSHIP

James V Hall Sr to Rice Drilling B LLC, 70.4 Acres O&G, \$13,037.04 (10-11-17)  
Clarence C Davis et ux to Rice Drilling B LLC, 70.4 Acres O&G, \$13,037.04 (10-11-17)  
Celia J Reynolds et con to Rice Drilling B LLC, 70.4 Acres O&G, \$13,037.04 (10-11-17)  
Harold W Stollar et ux to Rice Drilling B LLC, 40 Acres O&G, \$22,261.91 (10-11-17)  
Deborah K Durbin et al to Rice Drilling B LLC, 40 Acres O&G, \$22,261.91 (10-11-17)

## SPRINGHILL TOWNSHIP

Suzanne M Shealy to Lightning Creek Holdings LP, TRACTS O&G, \$5,700.00 (10-10-17)  
Jo Anne Quatannens McCormick to Lightning Creek Holdings LP, TRACTS O&G, \$5,700.00 (10-10-17)

## WAYNE TOWNSHIP

Sherri L Crofutt et con to Rice Drilling B LLC, 4 TRACTS O&G, \$7,542.00 (10-11-17)  
Karen M Miller et al to Rice Drilling B LLC, 69.227 Acres O&G, \$6,161.96 (10-11-17)  
Ann Mae Lemley to Rice Drilling B LLC, 46.167 Acres O&G, \$10,599.56 (10-11-17)

## WAYNESBURG BOROUGH

Jeffery A Kisner et ux to Laurie L Long, LOT, \$89,000.00 (10-10-17)

## WHITELEY TOWNSHIP

William H Orndoff Sr to Rice Drilling B LLC, TRACTS O&G, \$331,955.69 (10-11-17)  
Mineral Street Partners LP TO EQT Production Company, 96.6 Acres O&G Minerals, \$82,815.10 (10-12-17)

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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

HENRY, DENISE a/k/a DENISE DEBORA HENRY a/k/a DENISE D. HENRY  
Late of Rices Landing Borough, Greene County, Pennsylvania  
Administrator: Steve Bognar, 15 Mandalay Road, Brick, New Jersey 08723  
Attorney: Eva H. Ahern, Esquire, Peacock Keller & Ecker, LLP, 70 East Beau Street, Washington, Pennsylvania 15301

### SECOND 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

### THIRD PUBLICATION

NONE THIS PUBLICATION

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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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## LEGAL NOTICE

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NOTICE is hereby given that on October 12, 2017 at No 79, Miscellaneous Docket, 2017, Sue Ellen Kingan, Director of the Tax Claim Bureau of Greene County, Pennsylvania, presented to the Court of Common Pleas of Greene County, Pennsylvania, the Bureau's Consolidated Return with respect to the properties exposed at public sale for delinquent taxes on Wednesday, September 20, 2017 pursuant to provisions of the Real Estate Tax Sale Law of 1947, P.L. 1368, as amended; 72 P.S. 5860.102, et seg.

Said Consolidated Return and Sales so made were confirmed nisi by said Court on October 12, 2017.

Unless objections or exceptions are filed to said sales, by any owner or lien creditor, within thirty (30) days after the date of October 13, 2017 to wit: November 13, 2017, said Return and Sales so made shall be confirmed absolutely.

Sue Ellen Kingan  
Greene County Tax Claim Director

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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 Fifty dollars and 00/100 (\$50.00), 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  
N/S of Price St.  
Being Lot 261 Star City Plan  
Acreage: .110  
PARCEL 15-07555  
Jefferson 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.

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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 December 10, 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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## 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 Fifty dollars and 00/100 (\$50.00), 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:

Vacant Land  
N/S of Price St.  
Being Lot 262 Star City Plan  
Acreage: .110  
PARCEL 15-07-556  
Jefferson 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 December 10, 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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## PROPOSED PRIVATE SALE

\*\*\*\*\*

### 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 Fifty dollars and 00/100 (\$50.00), 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:

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Land and Trailer  
N/W Corner Center Ave. Price St.  
Being Lot 263 Star City Plan  
Acreage: .110  
PARCEL 15-07-557  
Jefferson 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 December 10, 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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## 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 **NOVEMBER 6, 2017** FOR NISI CONFIRMATION AND ON **NOVEMBER 17, 2017** FOR FINAL CONFIRMATION

The First & Final Account of Colleen Wells and Dawn D Whoolery, Co-Executrices of the Estate of Helga E Barnes a/k/a Helga Barnes, Deceased, late of Cumberland Township, Greene County, Pennsylvania.

Attorney: Daniel R. White Esquire  
18 Mill Street Square  
Post Office Box 2123  
Uniontown, PA 15401

The First & Final Account of Walter Stout, Executor of the Estate of Nancy I. Davis, Deceased, late of Franklin Township, Greene County, Pennsylvania.

Attorney: Daniel P. Gustine Esquire  
Peacock Keller & Ecker, LLP  
70 East Beau Street  
Washington, PA 15301

The First & Final of John C McCollum, Administrator of the Estate of Kelly Ann Henry a/k/a Kelly A. Henry a/k/a Kelly McCollum, Deceased, late of Jackson Township, Greene County, Pennsylvania.

Attorney: Roger J. Ecker Esquire  
Donald B. Formoso Esquire  
Peacock Keller & Ecker, LLP  
70 East Beau Street  
Washington, PA 15301

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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.

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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**

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Attorney for the Plaintiff:  
Richard M. Squire & Associates LLC  
Jenkintown, PA 215-886-8790

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania