

# 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. 47**

**August 17, 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.:  
Aug. 10, 11, 12, 13  
and 14, 2017

### ARGUMENTS

Argument Court: Aug. 18, 2017

### CRIMINAL

Arraignments: Aug. 14, 2017  
ARDs: Aug. 21, 2017  
ARD Revocations: Aug. 21, 2017  
Parole Violations: Sept. 5, 2017  
Plea Court: Sept. 12 & 13, 2017  
License Suspension Appeals: Aug. 21, 2017

### CIVIL

Domestic Relations Contempts:  
Aug. 28, 2017  
Domestic Relations Appeals  
Aug. 28, 2017

### ORPHANS

Accounts Nisi: Sept. 5, 2017  
Accounts Absolute: Sept. 18, 2017

### JUVENILE

Plea Day: Aug. 17, 2017

### SUPREME COURT

### SUPERIOR COURT

### COMMONWEALTH COURT

Convenes in Pgh.: Oct. 16 – 20, 2017

Convenes in Pgh.: Aug. 14 - 18, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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## GCBA MEETING NOTICE

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The next meeting for the Greene County Bar Association will be on

**Tuesday, August 22, 2017 at noon, at Hot Rod's.**

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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

Whipkey Family Irrevocable Trust to Appalachian Basin Minerals LP et al, .072 Acre O&G, \$59,185.54 (8-4-17)

Robert J Lewis et ux to Rice Drilling B LLC, 25.22 Acres O&G, \$79,863.34 (8-4-17)

Carl R Hughes et ux to EQT Production Company, 40 Acres, \$5,000. (8-7-17)

Victor R Antill et al to Leatherwood Inc, \$2,100. (8-10-17)

### CENTER TOWNSHIP

James O Phillips to Rice Drilling B LLC, 2 Tracts O&G, \$64,742.50 (8-4-17)

Barbara J Phillips to Rice Drilling B LLC, 2 Tracts O&G, \$64,742.50 (8-4-17)

Cynthia Ann McCoy to Rice Drilling B LLC, 2 Tracts O&G, \$64,742.50 (8-4-17)

### CUMBERLAND TOWNSHIP

Robert C Deems et ux to Navosha Lea Johnson et con, Lots 31 & 5 Green Hills Terrace Plan, \$129,000. (8-8-17)

Carmichaels Grange No. 1389 Inc to Holly L Shipley, Lots 19 & 20 Hamilton Plan, \$70,000. (8-8-17)

Charlotte Zuspan et al to Richard McHenry, 2.194 Acres, \$230,000. (8-10-17)

### DUNKARD TOWNSHIP

Clean Streams Foundation Inc to Chevron Appalachia LLC, Tracts O&G – Minerals, \$1,400,000. (8-7-17)

Viper Mining Company to David A Kovach, 16 Acres, \$100. (8-8-17)

### FRANKLIN TOWNSHIP

Craig A Haywood to Scott W Morris et ux, Lot, \$39,000. (8-8-17)

### FRANKLIN & WASHINGTON TOWNSHIPS

Jock Midgett to Rice Drilling B LLC, Tracts O&G, \$10,089.43 (8-4-17)

### GRAY TOWNSHIP

Jennifer J Harper to Letterman Moore Holdings 5 L, 7.978 Acres O&G, \$31,912. (8-10-17)

### JEFFERSON TOWNSHIP

Fannie Mae et al to Chris Gillin et ux, Lots 142-144 Clyde Land Co No. 2, \$7,500. (8-7-17)

### MONONGAHELA TOWNSHIP

Irene M Ziegler et al to Charles H Newman, Tracts, \$67,500. (8-8-17)

### MORGAN TOWNSHIP

Martin L McDowell et ux to Billy C Schamp, Lot 106 Mather, \$55,000. (8-10-17)

### MORRIS TOWNSHIP

Stanley S Myers II et ux to Rice Drilling B LLC, 11.754 Acres O&G, 4122,041.78 (8-4-17)

Shirley Jean Martin et al to Rice Drilling B LLC, 86 Acres O&G, \$172,942.19 (8-4-17)

Walter E Henderson et al to EQT Production Company, 155 Acres, \$9,600. (8-7-17)

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## PERRY TOWNSHIP

Nicola Matovich et con to Steven Snyder, .2557 Acre, \$92,000. (8-7-17)

## RICES LANDING BOROUGH

Gloria M Roberts Est to Jordan W Grimm, 2 Tracts, \$104,500. (8-4-17)

## SPRINGHILL TOWNSHIP

Carol Leslie McCourry to Rock Creek Royalty LLC et al, 32.1875 acres O&G – Minerals, \$6,810. (8-4-17)

Imogene Riggle et al to Rock Creek Royalty LLC et al, 47 ½ Acres O&G – Minerals, \$12,864.50 (8-4-17)

Suzanne Gastineau et con to Rock Creek Royalty LLC et al, 32.1875 Acres O&G – Minerals, \$19,168. (8-4-17)

Linda Nicol to Rock Creek Royalty LLC et al 47 ½ Acres O&G – Minerals, \$5,937.30 (8-4-17)

Charles A Blystone to Rock Creek Royalty LLC et al, 2 Tracts O&G – Minerals, \$40,000. (8-4-17)

George Paul Teagarden to Rock Creek Royalty LLC et al, 11380 Acres O&G – Minerals, \$2,400. (8-4-17)

George R Teagarden to Rock Creek Royalty LLC et al, 113.80 Acres O&G Minerals, \$4,800. (8-4-17)

Linda Lou Kooyman to Rock Creek Royalty LLC et al, 113.80 Acres O&G – Minerals, \$4,820. (8-4-17)

Robert W Goff Sr to Rock Creek Royalty LLC et al, 113.80 Acres O&G – Minerals, \$2,400. (8-4-17)

Marilyn D South to Black Gold Group Limited, 59 Acres O&G, \$2,000. (8-7-17)

## WASHINGTON TOWNSHIP

George C Taylor et ux to EQT Production Company, 124.008 Acres, \$57,500. (8-7-17)

## WAYNE TOWNSHIP

WISC LP to Rice Drilling B LLC, 70.775 Acres O&G, \$132,703.13 (8-4-17)

WISC LP to Rice Drilling B LLC, 38.302 Acres O&G, \$34,402.08 (8-4-17)

Robert T Wolfe to Gary L Simpson et ux, Lots 10 – 11 L L Thomas Plan, \$50,000. (8-10-17)

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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

MURPHY, JEROME E.

Late of Aleppo Township, Greene County, Pennsylvania

Executrix: Sara E. Briggs, 366 Quiet Dell Road, Aleppo, PA 15310

Attorney: Christine N. Nash, Esquire, 223 East High Street, Waynesburg, PA 15370

### SECOND PUBLICATION

BOORD, HELEN M.

Late of Carmichaels, Greene County, Pennsylvania

Executrix: Jessica L. Kaczmarczyk % Ernest P. DeHaas, III, Esquire, Radcliffe & DeHaas, L.L.P., 2 West Main Street, Suite 700, Uniontown, PA 15401

Attorney: Ernest P. DeHaas, III, Esquire, Radcliffe & DeHaas, L.L.P., 2 West Main Street, Suite 700, Uniontown, PA 15401

RABER, JUANITA DAYLE a/k/a JUANITA D. RABER

Late of Wayne Township, Greene County, Pennsylvania

Executor: Sheldon E. Raber, 129 Lakeview Drive, Fairmont, WV 26554

Attorney: Gregory C. Hook, Esquire, 189 West High Street, P O Box 792, Waynesburg, PA 15370

SLIFKO, APRIL

Late of Rogersville, Greene County, Pennsylvania

Executrix: Amy L. Smith, 3149 West Roy Furman Highway, Rogersville, PA 15359

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

WATSON, ROBERT LEROY a/k/a ROBERT L. WATSON

Late of Greensboro, Greene County, Pennsylvania

Executor: Leroy W. Watson, P O Box 344, Greensboro, PA 15338

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

### THIRD PUBLICATION

NONE THIS PUBLICATION

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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 **SEPTEMBER 5, 2017** FOR NISI CONFIRMATION AND ON **SEPTEMBER 18, 2017** FOR FINAL CONFIRMATION

The First & Final Account of Linda S. Kerns, Administrator of the Estate of James J. Lewis, a/k/a James J (Jock) Lewis, Deceased, late of Perry Township, Greene County, Pennsylvania

Attorney: Timothy N. Logan, Esquire  
54 North Richhill Street  
Waynesburg, A 15370  
(724) 627-6026

The First & Final Account f Roy A Larimer, Executor of the Estate of Roy B. Larimer, Deceased.

Attorney: Dennis M. Makel, Esquire  
Makel & Associates, LLC  
98 East Maiden Street  
Washington, PA 15301  
(724) 222-7639

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## LEGAL NOTICE

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IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

IN RE: Estate of JAMES L. BRADLEY, JR.

O.C. No. 19 of 2015

### ORDER

AND NOW, this 3 day of August, 2017, pursuant to Petitioner Louis S. Severance, fka, Lois S. Kirby's PETITION,

THE COURT HEREBY issues a citation directed to Jamie Kirby and Julie Yoders, with notice to be provided via publication in the Observer-Reporter newspaper and the Greene Reports Legal Journal, to show cause why Petitioner Louis 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 shall be returnable on September 7, 2017 at 9:00 A.M. in Courtroom No. 1 of the Greene County Court of Common Pleas.

ATTEST:  
Sherry L. Wise  
Clerk of Courts

BY THE COURT:  
Farley Toothman  
P.J.

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CITATION

GREENE COUNTY COURT OF COMMON PLEAS

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

O.C. No. 19 of 2015

To: Jamie Kirby  
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

September 7, 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

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. ED 23-2017**

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, AUGUST 25, 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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First Guaranty Mortgage Corporation

vs.

Christopher C. Shoffner

and

United States of America

ALL that certain lot or piece of ground situate in the Township of Whiteley, County of Greene, and Commonwealth of Pennsylvania, known as Tract I and Tract II. Greene County Deed Book 472, Page 1394.

HAVING THEREON ERECTED A DWELLING known as 1969 Mount Morris Road, Waynesburg, A 15370.

Tax Parcel #29-02-144-B

PROPERTY ADDRESS: 1969 Mount Morris Road, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 29-02144-B

**Seized and taken into execution to be sold as the property of CHRISTOPHER C SHOFFNER, UNITED STATES OF AMERICA AT U.S. POST OFFICE AND COURTHOUSE in suit of FIRST GUARANTY MORTGAGE CORPORATION.**

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Attorney for the Plaintiff:  
Stern & Eisenberg, PC  
Warrington, 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 10-2017**

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, AUGUST 25, 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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Midfirst Bank

vs.

Cody A. Ramey and Debra J. Ramey

ALL that certain lot of ground in the Borough of Waynesburg, County of Greene, Pennsylvania, being Lot No. 300, Plan of Lots by Robert W. Munnell and Samul Hunnell, Greene County Deed Book Volume 162, page 284. HAVING THEREON ERECTED dwelling as part of 305 PARK AVENUE, WAYNESBURG, PA 15370. PARCEL ID# 26-03-168

PROPERTY ADDRESS: 305 Park Avenue, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 26-03-168

**Seized and taken into execution to be sold as the property of CODY RAMEY, DEBRA RAMEY in suit of MIDFIRST BANK**

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Attorney for the Plaintiff:  
Purcell, Krug & Haller  
Harrisburg, PA 717-234-4178

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania