

# 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. 25

March 15, 2018

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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.:  
March 19, 21, & 23, 2018

## CRIMINAL

Arraignments: March 19, 2018  
ARDs: April 9, 2018  
ARD Revocations: April 9, 2018  
Parole Violations: March 19, 2018  
Plea Court: April 9 & 10, 2018  
License Suspension Appeals: April 16, 2018

## ORPHANS

Accounts Nisi: April 2, 2018  
Accounts Absolute: April 13, 2018

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: April 9-13, 2018  
Convenes in Pgh.: April 17 - 19, 2018  
Convenes in Pgh.: May 7 - 11, 2018

## ARGUMENTS

Argument Court: April 4, 2018

## CIVIL

Domestic Relations Contempts:  
March 26, 2018  
Domestic Relations Appeals  
March 26, 2018

## JUVENILE

Plea Day: April 19, 2018

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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## DEED TRANSFERS

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

### CUMBERLAND TOWNSHIP

Michael A Plavi et ux to Jenifer M Whyel, Lot 174 Nemacolin, \$6,000. (3-6-18)  
Hazel M Snyder to Anthony Scott Walker, 2 Lots Nemacolin Plan, \$148,000. (3-8-18)

### DUNKARD TOWNSHIP

James P Riggelman et ux to Floyd L Cralton et ux, Lot 237 Bobtown, \$3,986. (3-7-18)  
Charlotte Miller et al to Charlotte Miller, 1.859 Acres, \$4,166. (3-7-18)

### FRANKLIN TOWNSHIP

Gregory C Mankey to Trang Nguyen, 1.034 Acres, \$105,000. (3-1-18)  
Bradley D Wentzel et ux to Michael C Baily et ux, 13.83 Acres, \$58,000. (3-1-18)  
John C Watson Est to William H Moats et ux, Lot 52 Jack E & Jane R Williams Pl, \$217,500. (3-1-18)  
Julie A Whitlatch to James W Wood et ux, Lot, \$143,500. (3-1-18)  
Neil M Canan et ux to Steven A Lavish, 1 Acre, \$228,000. (3-2-18)  
Mary E Dulaney to Arbala AD3 LLC, et al, 22 Acres O&G, \$36,666.67 (3-5-18)

### JACKSON TOWNSHIP

Mary Lou Mitchell to EQT Production Company, 33.21 Acres O&G-Minerals, \$62,038.66 (3-2-18)

### JACKSON, FREEPORT, SPRINGHILL & ALEPPO TOWNSHIPS

Sandra R Long et con to Rock Creek Royalty LLC, 9 Tracts O&G, (3-1-18)

### MORGAN TOWNSHIP

Greene Co Habitat for Humanity Inc to EQT Production Company, .1131 Acre O&G-Minerals, \$1,000. (3-2-18)

### MORRIS TOWNSHIP

Rebecca L Wells to GEM Holdings LLC, 18.14 Acres O&G, \$62,000. (3-8-18)

### PERRY TOWNSHIP

First Federal Savings & Loan to David Harris, 2 Tracts, \$109,000. (3-1-18)  
Hubert E Petrie to Hubert E Petrie et al, 2 Tracts, \$10,912.53 (3-6-18)

### RICHHILL TOWNSHIP

Dorothy Tedrow to EQT Production Company, 112.871 Acres O&G, \$115,250.40 (3-2-18)  
Elva Antel to Conrhein Coal Co et al, Lot Coal, \$1,000. (3-6-18)

### SPRINGHILL TOWNSHIP

Letterman Moore Holdings 5 LP to Lightning Creek Holdings LP, 97 Acres O&G, \$112,000. (3-8-18)

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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

UDOVICH, LEONARD

Late of Cumberland Township, Greene County, Pennsylvania  
Co-Administrator: Leonard Udovich, 7 White Birch Avenue,  
Mechanicsburg, PA 17050  
Co-Administratrix: Angela Ryan, 166 Brookside Avenue, Hershey, PA 17033  
Attorney: J. William Hook, Esquire, P O Box 792, 189 West High Street,  
Waynesburg, PA 15370

### SECOND PUBLICATION

BRADLEY, JR., JAMES

Late of Jackson Township, Greene County, Pennsylvania  
Administratrix: Lois Kirby-Severance, 332 Cooked Hill Road, Holbrook, PA 15341  
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

FLENNEKIN, GEORGE W.

Late of Waynesburg Borough, Greene County, Pennsylvania  
Executor: Chad T. Coss, 218 Sy Huffman Hill, Waynesburg, PA 15370  
Attorney: Daniel P. Gustine, Esquire, Peacock Keller & Ecker, LLP,  
70 East Beau Street, Washington, PA 15301

HOLZWORTH, BARRY

Late of Franklin Township, Greene County, Pennsylvania  
Administrator: Michael Holzworth, 6830 Prospect Avenue, Pittsburgh, PA 15202  
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

MC CRACKEN, JAMES A.

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Wilda M. Kiger, 565 West High Street, Waynesburg, PA 15370  
Attorney: Daniel P. Gustine, Esquire, Peacock Keller & Ecker, LLP,  
70 East Beau Street, Washington, PA 15301

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SIMMONS, MONA JOYCE a/k/a MONA J. SIMMONS a/k/a MONA SIMMONS  
Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Cheryl L. Simmons % Cheryl Catherine Cowen, Esquire,  
769 Lippencott Road, Waynesburg, PA 15370  
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,  
Waynesburg, PA 15370

### THIRD PUBLICATION

CLOSE, WADE BRADLEY

Late of Dunkard Township, Greene County, Pennsylvania  
Administratrix: Allison R. Close, 5968 Quick Road, Elkview, WV 25071  
Attorney: None

GACEK, ANDREW E. a/k/a ANDREW E. GACEK, SR.

Late of Morgan Township, Greene County, Pennsylvania  
Executor: Andrew Gacek, 296 Tower Road, Waynesburg, PA 15370  
Executrix: Patty Ann Gacek Adams, 111 Bayberry Avenue, Allegheny  
Township, PA 15068  
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,  
54 South Washington Street, Waynesburg, PA 153702-2036

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## FIRST AND FINAL ACCOUNTS

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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 **APRIL 2, 2018** FOR NISI CONFIRMATION AND ON **APRIL 13, 2018** FOR  
FINAL CONFIRMATION

The First & Final Account of Gretchen E. Tolmer, Executrix of the Estate of Martha Elizabeth  
Schaller, Deceased, late of Jefferson Borough, Greene County, Pennsylvania

Attorney: John M. O'Connell, Jr.  
131 West Pittsburgh Street  
Greensburg, PA 15601

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## CEMETERY ACCOUNTING

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LIST OF CEMETERY ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON **APRIL 2, 2018** FOR NISI CONFIRMATION AND ON **APRIL 13, 2018** FOR FINAL CONFIRMATION

The Trust Under Deed of Greene County Memorial Park by Petitioner, Kathleen Singleton, Trust Officer for PNC Bank, N.C.

Attorney: Nina B. Stryker  
Obermayer Rebmann Maxwell & Hippel LLP  
Centre Square West  
1500 Mark Street, Suite 3400  
Philadelphia, PA 19102

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## SHERIFF'S SALE

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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. ED 5-2018**

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, APRIL 06, 2018**  
**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, f/k/a The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for Soundview Home Loan Trust 2005-Ctx1, Asset-Backed Certificates, Series 2005-Ctx1

v.  
David O'Dell Davis a/k/a David Odell Davis a/k/a David Davis  
Colleen Davis

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Owner(s) of property situate in the CARMICHAELS BOROUGH, GREENE County, Pennsylvania, being 229 South Market Street, Carmichaels, PA 15320-1233. Improvements thereon: RESIDENTIAL DWELLING

Parcel No. 0204191  
Judgment Amount: \$84,235.19

PROPERTY ADDRESS: 229 South Market Street, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 02-04-191

**Seized and taken into execution to be sold as the property of DAVID O'DELL A/K/A DAVID ODELL DAVIS COLLEN DAVIS, in suit of THE BANK OF NEW YORK MELLON**

Attorney for the Plaintiff:  
Phelan, Hallinan, Diamond & Jones, LLP  
Philadelphia, PA 215-563-7000

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 8-2018**

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, APRIL 06, 2018**  
**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.

Pennsylvania Housing Finance Agency,  
vs.  
Twyla Putman and James C. Putman

ALL those two tracts of land in Franklin Township, Greene County, Pennsylvania  
TRACT NO. 1: being approximately 202.00 x 530.16 x 226.00 x 545.94  
TRACT NO. 2: being Lot No. 110 Morning Side Plan Book 1, page 75

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HAVING THEREON ERECTED dwelling as part of 119 PORTER STREET, WAYNESBURG, PA 15370  
Tax Parcel Nos. 07-23-221A and 07-23-209. Greene Instrument No. 201300005609

TO BE SOLD AS THE PROPERTY OF TWYLA PUTMAN AND JAMES C. PUTMAN UNDER JUDGMENT NO. AD-393-2017

PROPERTY ADDRESS: 119 Porter Street, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBERS: 07-23-221A, 07-23-209

**Seized and taken into execution to be sold as the property of JAMES C. PUTMAN, TWYLA PUTMAN, in suit of PENNSYLVANIA HOUSING FINANCE AGENCY**

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

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 7-2018**

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, APRIL 06, 2018  
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.

Nationstar Mortgage LLC D/B/A Champion Mortgage Company  
vs.

The Unknown Heirs of James P. Ward Deceased  
CHRISTA WARD Solely in Her Capacity as Heir of James P. Ward Deceased  
EDYTHE MARX Solely in Her Capacity as Heir of James P. Ward Deceased  
HELEN BURSON Solely in Her Capacity as Heir of James P. Ward Deceased  
PATRICIA WARD Solely in Her Capacity as Heir of James P. Ward Deceased  
SHANNON FERRARI Solely in Her Capacity as Heir of James P. Ward Deceased  
JAMES P. WARD, III, Solely in His Capacity as Heir of James P. Ward Deceased  
STEPHEN J. WARD Solely in His Capacity as Heir of James P. Ward Deceased

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ALL that certain tract of land situate in Cumberland Township, Greene County, Commonwealth of Pennsylvania, more particularly bounded and describes as 416 Ceylon Road, Carmichaels, PA 15320

Parcel No. 05-03-102

PROPERTY ADDRESS: 416 Ceylon Road, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-03-102

**Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF JAMES P WARD, DECEASED, CHRISTA WARD Solely in Her Capacity as Heir of James P. Ward Deceased, EDYTHE MARX Solely in Her Capacity as Heir of James P. Ward Deceased, HELEN BURSON Solely in Her Capacity as Heir of James P. Ward Deceased, PATRICIA WARD Solely in Her Capacity as Heir of James P. Ward Deceased, SHANNON FERRARI Solely in Her Capacity as Heir of James P. Ward Deceased, JAMES P. WARD, III, Solely in His Capacity as Heir of James P. Ward Deceased, STEPHEN J. WARD Solely in His Capacity as Heir of James P. Ward Deceased, in suit of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY**

Attorney for the Plaintiff:  
KLM Law Group, P.C.  
Philadelphia, PA

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania