

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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September 13, 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.:
Sept. 17, 19, and 21, 2018

CRIMINAL

Arraignments: Sept. 17, 2018
ARDs: Oct. 8, 2018
ARD Revocations: Oct. 8, 2018
Parole Violations: Sept. 17, 2018
Plea Court: Oct. 10 & 11, 2018
License Suspension Appeals: Oct. 15, 2018

ORPHANS

Accounts Nisi: Oct. 10, 2018
Accounts Absolute: Oct. 19, 2018

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 22 – 26, 2018

Convenes in Pgh.: September 25 - 26, 2018

Convenes in Pgh.: October 15 – 19, 2018

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

E-mail address: editor.greeneports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Donald Greene et ux to Thomas P Gray, 13.606 Acres, \$22,000. (9-4-18)

Bula L Simms Est to Dirk Tedrow et ux, 102.408 Acres, \$250,000. (9-4-18)

CENTER TOWNSHIP

David M Goodwin et ux to CNX Gathering LLC et al, 208.66 Acres, \$92,216.40 (9-5-18)

CUMBERLAND TOWNSHIP

Henry L Gephart to Robert A Gephart et ux, 3.40 Acres, \$4,400. (9-6-18)

FRANKLIN TOWNSHIP

Bryan R Watson et ux to Lucas T Johnson, 2 Acres, \$205,000. (9-5-18)

Gerald L Zupper to Heather Rae Fuqua et al, Lot 4 Glenn A. Arnold Plan, \$134,500. (9-6-18)

GREENE TOWNSHIP

Wilbur D Colvin et ux to Rodney U Moyers et ux, 79-68 Acres, (9-5-18)

GREENSBORO BOROUGH

Charlotte Santore Est to Brittany Wilson, Lot, \$60,000. (9-4-18)

JACKSON & FRANKLIN TOWNSHIPS

Christy L Milliken to Pikewood Energy Corporation, Tracts O&G, \$3,000. (9-6-18)

James M Hlipala to Pikewood Energy Corporation, Tracts O&G, \$3,000. (9-6-18)

MONONGAHELA TOWNSHIP

Robert Yelenik to Jonathan A Sellers et ux, 3 Tracts, \$5,000. (9-4-18)

MORGAN TOWNSHIP

Virginia Lee Battistoni to Jerry L Fox II et ux, 2,079 Acres, (9-6-18)

Nick Andrusky Est to Redevelopment Authority of Greene County, Lot 63 Teegarden Homes Plan, \$25,000. (9-6-18)

Donald S Gress Est to Redevelopment Authority of Greene County, 2 Tracts, \$21,000. (9-6-18)

MORRIS TOWNSHIP

Russell N Gries by POA to EQM Gathering Opco LLC, R/W, \$77,456. (9-6-18)

RICHHILL TOWNSHIP

Paul Franklin Lyon Jr Est to Pikewood Energy Corporation, 162.77 Acres O&G, \$196,551.29 (9-6-18)

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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

DAVIS, FREDA L.

Late of Dilliner, Greene County, Pennsylvania
Administratrix: Dayna L. Sullenberger, 215 Jeanette Street, Pt. Marion, PA 15474
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

MANDARANO, BRUNO

Late of Dunkard Township, Greene County, Pennsylvania
Executrix: Pamela Marie Preskitt, 2924 Stonebriar Place, Henrico, VA 23233
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,
Waynesburg, PA 15370

McCARTNEY, ALMA JANE

Late of Prosperity, Washington Township, Greene County, Pennsylvania
Administrator: Douglas D. McCartney, 116 Boyd Road, Prosperity, PA 15329
Attorney: None

McCLURE, KATHRYN E.

Late of Greene County, Pennsylvania
Executor: Thomas S. Pellegrini, 1821 Martha Avenue, Fairmont, WV 26554
Attorney: None

SHOAF, KEMP

Late of Monongahela Township, Greene County, Pennsylvania
Executrix: Theresa Shoaf, 261 Benham Street, Hamden, CT 06514
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

SIMPSON, DAVID M.

Late of Dilliner, Greene County, Pennsylvania
Co-Administrators: Wesley D. Simpson, 2267 Mt. Morris Road, Waynesburg, PA 15370; and Lanfer D. Simpson, 400 Brick School Road, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

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SECOND PUBLICATION

HOEY, LOUIS

Late of Perry Township, Greene County, Pennsylvania
Executrix: Judy Powell, 2032 Georgian Lane, Morgantown, WV 26505
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

MIDDLETON, ANTHONY BLAKE

Late of Greene County, Pennsylvania
Administratrix: Samantha Jo Smith, 1200 Buckeye Road, Mt. Morris, PA 15349
Attorney: Jessica L. Phillips, Esquire, 223 East High Street,
Waynesburg, PA 15370

SHAFFER, MARTHA JEAN

Late of Dunkard Township, Greene County, Pennsylvania
Administrator: James R. Shaffer, 212 Adelaide Avenue, Bobtown, PA 15315
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,
Waynesburg, PA 15370

THIRD PUBLICATION

CHESS, JR., THOMAS ALLEN

Late of Richhill Township, Greene County, Pennsylvania
Executor: Thomas A. Chess, III, 345 Dividing Ridge Road, Graysville, PA 15337
Attorney: David C. Hook, Esquire, P O Box 898, 430 East Oakview Drive,
Suite 101, Waynesburg, PA 15370

DOMOVICH, ROBERT ALAN

Late of Carmichaels Greene County, Pennsylvania
Administrator: Roger D. Brown, Jr. % Wendy L. O'Brien, Esquire,
99 East Main Street, Uniontown PA 15401
Attorney: Wendy L. O'Brien, Esquire, 99 East Main Street, Uniontown PA 15401

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-20-2018 - No. ED 29-2018**

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, OCTOBER 5, 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.

By virtue of a Writ of Execution No. AD-20-2018
Nationstar Mortgage LLC d/b/a Champion Mortgage Company
v.

Larry P. Crayne a/k/a Larry Crayne, in His Capacity as Co-Executor and Devisee of the Estate of Paul A. Crayne, Stella C. Rush a/k/a Connie Rush, in Her Capacity as Co-Executor and Devisee of the Estate of Paul A. Crayne,

Owner(s) of property situate in the FRANKLIN TOWNSHIP, GREENE County, Pennsylvania, being 349 Jefferson Road, Waynesburg, PA 15370-8016
Parcel No. 07/010142
Improvements thereon: RESIDENTIAL DWELLING
Judgment Amount: \$58,709.41

PROPERTY ADDRESS: 349 Jefferson Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07-01-142

Seized and taken into execution to be sold as the property of LARRY CRAYNE, CO-EXECUTOR AND DEVISEE OF THE ESTATE OF PAUL A. CRAYNE, STELLA C. RUSH CO-EXECUTOR AND DEVISEE OF THE ESTATE OF PAUL A. CRAYNE in suit of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

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. AD-121-2018 - No. ED 31-2018**

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, OCTOBER 5, 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
Brenda S. Yeager

ALL THAT CERTAIN tract or parcel of land situate in Morgan Township, Greene County, Pennsylvania, together with the residential dwelling house erected thereon known as: 910 JEFFERSON ROAD, WAYNESBURG, PA 15370. Tax Parcel # 17-04-201

Reference Greene County Deed Book 0429, Page 1477. TO BE SOLD as the property of:
BRENDA S. YEAGER under Judgment No. AD 121-2018

PROPERTY ADDRESS: 910 Jefferson Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 17-04-201

Seized and taken into execution to be sold as the property of BRENDA S. YEAGER 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

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. AD-297-2018 - No. ED 27-2018

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, SEPTEMBER 21, 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.

U.S. Bank National Association, Not in its individual capacity buy solely as Trustee NRZ pass-through Trust X % Nationstar Mortgage LLC D/B/A Mr. Cooper, 8950 Cypress Waters Boulevard, Coppell, TX 75019

vs.

Martha Jane Church

Danny R. Church

ALL THAT CERTAIN TRACT OF LAND SITUATE IN PERRY TOWNSHIP, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ADDRESS: 1238 Buckeye Road AKA RD 1 Box 15A, Mount Morris, PA 15349

PARCEL ID NO: 20-05-152-D

PROPERTY ADDRESS: 1238 Buckeye Road, RD 1 Box 15A, Mount Morris, PA 15349

UPI/TAX PARCEL NUMBER: 20-05-152-D

Seized and taken into execution to be sold as the property of DANNY R. CHURCH, MARTHA JANE CHURCH in suit of U.S. BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE NRZ PASS THROUGH TRUST X.

Attorney for the Plaintiff:
KML Law Group, P.C.
Philadelphia, PA 215-627-1322

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. AD-301-2018 - No. ED 28-2018

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, SEPTEMBER 21, 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.

NORTHWEST BANK

vs.

JAMES PATRICK MILLER

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF JAMES PATRICK MILLER OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN JEFFERSON TOWNSHIP, GREENE COUNTY, PENNSYLVANIA. HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AT 170 2ND STREET, CLARKSVILLE, PA 15322

DBV 0466, PAGE 3252. PARCEL # 15-17-236

PROPERTY ADDRESS: 170 2nd Street, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 15-17-236

Seized and taken into execution to be sold as the property of JAMES PATRICK MILLER in suit or NORTHWEST BANK.

Attorney for the Plaintiff:
Grenen & Birsic, P.C.
Pittsburgh, PA

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

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LEGAL NOTICE

To: Joshua Kent Eddy, Sr.

In Re: J.K.E., Jr., minor child, born May 18, 2006 and A.R.E., minor child, born March 18, 2016

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your children J.K.E., Jr., born May 18, 2006 and A.R.E., born March 18, 2016. The court has set a hearing to consider ending your rights to your children.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on October 2, 2018 at 8:30 a.m. in the assigned courtroom before Judge Farley Toothman.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do 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 Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice is given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.