

# 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. 30

April 19, 2018

\*\*\*\*\*



\*\*\*\*\*

## Table of Contents

<b>Deed Transfers .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 4</b>
<b>First and Final Accounts .....</b>	<b>Page 5</b>
<b>Legal Notice .....</b>	<b>Page 6</b>
<b>Sheriff's Sales .....</b>	<b>Page 6</b>

Serving the Legal Community of Greene County

Since October 1982

# The Greene Reports

2-----04/19/18-----

**COURT OF COMMON PLEAS**  
Honorable Farley Toothman, President Judge  
Honorable Louis Dayich, Judge

## MOTIONS

Criminal & Civil & O.C.:  
April 23, 25, & 27, 2018

## CRIMINAL

Arraignments: April 23, 2018  
ARDs: May 14, 2018  
ARD Revocations: May 14, 2018  
Parole Violations: May 7, 2018  
Plea Court: May 8, 2018  
License Suspension Appeals: June 18, 2018

## ORPHANS

Accounts Nisi: May 7, 2018  
Accounts Absolute: May 18, 2018

## SUPREME COURT SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: June 5, 2018 (Adm. Session)  
Convenes in Pgh.: June 5 - 7, 2018  
Convenes in Pgh.: May 7 - 11, 2018

\*\*\*\*\*

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

\*\*\*\*\*

## THE GREENE COUNTY BAR ASSOCIATION

Christine N. Nash, President

Christopher Simms, Vice-President

Adam Belletti, Secretary

Jessica Phillips, Treasurer

Brandon K. Meyer, Ex-Officio

\*\*\*\*\*

# The Greene Reports

-----04/19/18-----3

\*\*\*\*\*

## DEED TRANSFERS

\*\*\*\*\*

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

### CUMBERLAND TOWNSHIP

Lurea Joan Doody to Charles Massengill, Tract, \$110,000. (4-10-18)  
Marci J DeFranks et con to Barbara A Walters et al, 2 Tracts, \$25,168. (4-11-18)  
Marcella Cox Hayden et con to Doug R Wolfe, Lots 9-10 Suburban Acres Plan, \$216,000. (4-11-18)

### DUNKARD TOWNSHIP

Wade B Close Est to Cody Dalton, Lot, \$65,000. (4-6-18)

### FRANKLIN TOWNSHIP

Fannie Mae et al to Rolling Meadows Real Estate Development LLC, Lot, \$15,000. (4-6-18)  
Donald J Sova et ux to Gerald McDiffitt, Lots 48-581 Oak Ridge Plan, \$84,000. (4-10-18)

### FREEPORT, SPRINGHILL & ALEPPO TOWNSHIPS

Rock Creek Royalty LLC et al to Three Rivers Royalty LLC, 3 Tracts O&G, \$272,016.13 (4-12-18)

### GILMORE TOWNSHIP

Shirley M Almgren to Monongalia County Coal Co, 72.196 Acres Coal, \$22,500. (4-9-18)

### MORRIS TOWNSHIP

Par City Holdings LLC to Wies-John Holdings LLC, 15.5679 Acres O&G, \$5,604.44 (4-11-18)  
Dillard Corporation to Three Rivers Royalty LLC, 107 Acres, \$1,605,000. (4-12-18)

### RICHHILL TOWNSHIP

Charles Antel Jr et ux to Conrhein Coal Co et al, Lot Coal, \$1,000. (4-10-18)  
Robert D Dinsmore et ux to CNX Gas Co LLC, R/W, 169.4 Acres, \$15,000. (4-12-18)

### SPRINGHILL TOWNSHIP

Rock Creek Royalty LLC et al to Three Rivers Royalty LLC, Tracts O&G, \$217,620. (4-9-18)  
Sharon Gale Bentz et con to Three Rivers Royalty LLC, 2 Tracts O&G, \$56,062.50 (4-12-18)

### WASHINGTON TOWNSHIP

Roy M Clark Est to Robert D Hopes, 76.0876 Acres, \$25,000. (4-10-18)  
Roy M Clark Est to Robert D Hopes, Tracts, \$25,000. (4-10-18)

### WAYNE TOWNSHIP

Donna Jean Weaver to Ralph E Moore, 70.775 Acres \$40,000. (4-9-18)  
Leonard George et ux to Heather L Gilbert et con, 3 Tracts, \$23,600.(4-12-18)  
Billy S Dodson to William A Hillberry et ux, Lots, \$4,000. (4-12-18)

# The Greene Reports

4-----04/19/18-----

\*\*\*\*\*

## 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

FARABEE, THOMAS ALLEN

Late of Waynesburg, Greene County, Pennsylvania  
Administrator: Joyce Farabee, 205 Willow Road, Waynesburg, PA 15370  
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,  
Waynesburg, PA 15370

GRIM, SHIRLEY a/k/a SHIRLEY B. GRIM

Late of Richhill Township, Greene County, Pennsylvania  
Executrix: Deborah Reed, % Noah Geary, Esquire, 225 Washington Trust Building,  
6 S. Main St., Washington, PA 15301  
Attorney: Noah Geary, Esquire, 225 Washington Trust Building, 6 S. Main St.,  
Washington, PA 15301

MILLER, SR., KENNETH M.

Late of Franklin Township, Greene County, Pennsylvania  
Administrators: Mr. John J. Miller, 442 Lippencott Road, Waynesburg, PA 15370;  
and Ms. Amanda L. Wilson, Post Office Box 463, Marianna, PA 15345  
Attorney: David F. Pollock, Esquire, Pollock Morris LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

WEAVER, DONLEY R. a/k/a DONLEY RAY WEAVER

Late of Holbrook, Greene County, Pennsylvania  
Executrix: Arrahwanna Annette Tharp, 299 Bluff Ridge Road, Holbrook, PA 15341  
Attorney: Kirk A. King, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

### SECOND PUBLICATION

GRIMES, ONEITA STOCKDALE a/k/a ONEITA RAE GRIMES

Late of New Freeport, Freeport Township, Greene County, Pennsylvania  
Executor: George Douglas Six, P O Box 81, Wana, WV 26590  
Attorney: Samuel J. Goncz, Esquire, Cohen & Grigsby, P.C.,  
625 Liberty Avenue, 7th Floor, Pittsburgh, PA 15222-3152

HAWK, ROBIN R. A/K/A ROBIN R. BEDILION

Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Brandi A. Fallon 415 Providence Hill Road, Coatesville, PA 19320  
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

# The Greene Reports

-----04/19/18-----5

MORRIS, AUDREY LOUISE a/k/a AUDREY L. MORRIS

Late of Morgan Township, Greene County, Pennsylvania  
Administrator: Kenneth L. Morris, 1113 East National Pike, Washington, PA 15301  
Attorney: John Linkosky, Esquire, 715 Washington Avenue, Carnegie, PA 15106

PORTER, LINDA E.

Late of Center Township, Greene County, Pennsylvania  
Executrix: Jennifer K. Porter, 704 Sherman Avenue, Waynesburg, PA 15370  
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

TITCHENELL, DANIEL L.

Late of Washington Township, Greene County, Pennsylvania  
Administratrix: Tammy Lynn Jones, 830 Dillie Road, Prosperity, PA 15329  
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

### THIRD PUBLICATION

IRVIN, JAN ELISE

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Paula Irvin, 131 Blair Ct., Waynesburg, PA 15370  
Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

\*\*\*\*\*

## FIRST AND FINAL ACCOUNTS

\*\*\*\*\*

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 **MAY 7, 2018** FOR NISI CONFIRMATION AND ON **MAY 18, 2018** FOR FINAL CONFIRMATION

The First & Final Account of Audrey J Gilbert, Administratrix of the Estate of Lindsey Robert Gilbert, Jr., Deceased, late of Gilmore Township, Greene County, Pennsylvania

Attorney: Christopher Michael Simms, Esquire  
Logan Law Office  
54 North Richhill Street  
Waynesburg, PA 15370

# The Greene Reports

6-----04/19/18-----

\*\*\*\*\*

## LEGAL NOTICE

\*\*\*\*\*

**To: Christopher Allen Tuttle**

**In Re: E.M.T., minor child.**

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 child, E.M.T. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on April 23, 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 given by Greene County Children and Youth Services, 150 Fort Jackson Building, 19 South Washington Street, Waynesburg, PA 15370.

\*\*\*\*\*

## SHERIFF'S SALE

\*\*\*\*\*

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**

**No. AD-113-2013 - No. ED 29-2013**

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, MAY 04, 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 Greene Reports

-----04/19/18-----7

US BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CREDIT SUISSE FIRST BOSTON MORTGAGE SECURITIES CORP., HOME EQUITY ASSET TRUST 2006-4, HOME EQUITY PASS-THROUGH CERTIFICATES, SERIES 2006-4

v.

RANDY COWGER A/K/A RANDY L. COWGER

HYDI J. COWGER

Owner(s) of property situate in the Township of Cumberland, Greene County, Pennsylvania, being 439 EIGHTY EIGHT ROAD A/K/A 439 ROUTE 88, CARMICHAELS, PA 15320-1149. Improvements thereon: Residential Dwelling. Parcel No. 05/16/400  
Judgment Amount: \$68,593.95

PROPERTY ADDRESS: 439 Route 88 Road, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-16-400

**Seized and taken into execution to be sold as the property of RANDY L. COWGER, HYDI J COWGER in suit of US BANK NATIONAL ASSOC. AS TRUSTEE**

Attorney for the Plaintiff:

Phelan, Hallinan, Diamond & Jones, LLP

Philadelphia, PA

BRIAN A. TENNANT, SHERIFF

Greene County, Pennsylvania

\*\*\*\*\*

## SHERIFF'S SALE

\*\*\*\*\*

**By Virtue of a Writ of Execution (Mortgage Foreclosure)**

**No. AD-870-2017 - No. ED 12-2018**

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, MAY 04, 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 fka the Bank of New York as successor Indenture trustee to JPMorgan Chase Bank, N.A., as Indenture Trustee for the CWHEQ Revolving Home Equity Loan Trust, Series 2005-E

vs.

# The Greene Reports

8-----04/19/18-----

Patricia G. Russell aka Patricia Russell, Administratrix of the Estate of Robert Allen Havanis aka Robert A Havanis and individually as Known Heir Ryan S. Havanis Known Heir of the Estate of Robert Allen Havanis aka Robert A. Havanis, Deceased

ALL THAT CERTAIN lot or piece of ground situate in Cumberland Township, County of Greene, and Commonwealth of Pennsylvania being known as 10 Biddle Acres, Carmichaels, PA 15320

TAX PARCEL NO: 05-19-405

IMPROVEMENTS: a Residential Dwelling

PROPERTY ADDRESS: 10 Biddle Acres, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-19-405

**Seized and taken into execution to be sold as the property of PATRICIA G RUSSELL AKA PATRICIA RUSSELL, ADMINISTRATRIX OF THE ESTATE OF ROBERT ALLEN HAVANIS AKA ROBERT A HAVANIS AND INDIVIDUALLY AS KNOWN HEIR, RYAN S. HAVANIS, KNOWN HEIR OF THE ESTATE OF ROBERT ALLEN HAVANIS AKA ROBERT A HAVANIS, DECEASED, PATRICIA G. RUSSELL A/K/A PATRICIA RUSSELL, ADMINISTRATRIX OF THE ESTATE OF ROBERT ALLEN HAVANIS A/K/A ROBERT A. HAVANIS AND INDIVIDUALLY AS KNOWN HEIR, RYAN S. HAVANIS KNOWN HEIR OF THE ESTATE OF ROBERT ALLAN HAVANIS A/K/A ROBERT A. HAVANIS, DECEASED in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK**

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

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania

\*\*\*\*\*

## SHERIFF'S SALE

\*\*\*\*\*

### By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. AD-415-2017 - No. ED 13-2018

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, MAY 04, 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 Greene Reports

-----04/19/18-----9

Federal National Mortgage Association

vs.

Donald A. Zollars, Administrator for the Estate of David D. Zollars, Deceased

David J. Zollars, heir of David D. Zollars, Deceased

ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, County of Greene, and Commonwealth of Pennsylvania known as 375 Dark Hollow Road, Waynesburg, PA 15370

TAX PARCEL NO: 07-06-118.D

IMPROVEMENTS: a Residential Dwelling

SOLD AS THE PROPERTY OF: David D. Zollars, Deceased

PROPERTY ADDRESS: 399 Race Street, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07-06-118-D

**Seized and taken into execution to be sold as the property of DONALD A. ZOLLARS, ADMIN. FOR THE ESTATE OF DAVID D. ZOLLARS, DECEASED, DAVID J. ZOLLARS, HEIR OF DAVID D. ZOLLARS, DECEASED, DAVID J. ZOLLARS HEIR OF DAVID D. ZOLLARS, DECEASED in suit of FEDERAL NATIONAL MORTGAGE ASSOCIATION**

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

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania