

# 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. XXXVIII, No. 70**

**December 23, 2021**

\*\*\*\*\*



\*\*\*\*\*

## Table of Contents

<b>Deed Notices .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 4</b>
<b>Incorporation Notice .....</b>	<b>Page 6</b>
<b>Legal Notice .....</b>	<b>Page 6</b>
<b>Sheriff's Sale .....</b>	<b>Page 7</b>

Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

2-----12/23/21-----

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

**MOTIONS**  
Criminal & Civil & O.C.:  
December 27 and December 29, 2021

**CRIMINAL**  
Arraignments: TBD  
ARDs: TBD  
ARD Revocations: TBD  
Parole Violations: TBD  
Plea Court: TBD  
License Suspension Appeals: TBD  
Argument Court: TBD

**ORPHANS**  
Accounts Nisi: January 3, 2022  
Accounts Absolute: January 13, 2022

**SUPREME COURT**                      Convenes in Pgh.: April 11-14, 2022  
**SUPERIOR COURT**                  Convenes in Pgh.: January 18-19, 2022  
**COMMONWEALTH COURT**        Convenes in Pgh.: February 7-11, 2022

**ARGUMENTS**  
Argument Court: TBD

**CIVIL**  
Domestic Relations Contempts: TBD  
Domestic Relations Appeals: TBD

**JUVENILE**  
Plea Day: January 20, 2022

\*\*\*\*\*

## **THE GREENE REPORTS**

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
Editor: Kayla M. Sammons  
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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

\*\*\*\*\*

## **THE GREENE COUNTY BAR ASSOCIATION**

Jessica L. Phillips, President  
Christopher M. Simms, Vice-President  
Cheryl Cowen, Secretary  
Timothy M. Ross, Treasurer  
Christine N. Nash, Ex-Officio

\*\*\*\*\*

# The Greene Reports

-----12/23/21-----3

\*\*\*\*\*

## **DEED TRANSFERS**

\*\*\*\*\*

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

### **ALEPPO TOWNSHIP**

Dora B. Barclay, et ux., to Three Rivers Royalty LLC, 217.1592 Acres, \$118,440.59 (12-15-21)

### **ALEPPO AND RICHHILL TOWNSHIPS**

Mark Lewis Vann to The Mineral Company, et ux., 2 Tracts, O&G, \$10,429.98 (12-17-21)  
John Houston Bauer, et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$14,080.49 (12-17-21)

Richard Matthew Vann, et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$10,429.98 (12-17-21)

Ross E. Houston, Jr., et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$31,289.97 (12-17-21)

Mark William Bauer, et ux., to The Mineral Company, et ux., 2 Tracts, O&G, \$14,079.76 (12-17-21)

### **CARMICHAELS BOROUGH**

PNC Bank N A to PP2016GEO320 Trust, et ux., Lot \$25,500.00 (12-16-21)  
Jonathan L. Noce, et ux., to Cole P. Mahokey, Lot 5 in Water L Illig Plan, \$43,800.00 (12-21-21)

### **CENTER TOWNSHIP**

C. Michael Irvin to Charles A. Williams, .25 Acre, \$90,000.00 (12-17-21)

### **CUMBERLAND TOWNSHIP**

Redevelopment Authority to Craig T. Silbaugh, et ux., Lot 263 in Crucible, \$90,000.00 (12-15-21)

Johnson L. Noble, et ux., to Kevin Nakutis, Lot 20 in Cumberland Village Plan, \$6,000.00 (12-20-21)

Karen E. Holonich to Thomas W. Hastings, Jr., et ux., .672 Acre, \$100,000.00 (12-20-21)  
Michael Plavi, et ux., to Harley J. Gee, et ux., Lot 438 in Nemaocolin Plan, \$4,631.00 (12-21-21)

### **FRANKLIN TOWNSHIP**

Lucille R. Perry Estate, et ux., to RWC Holding LLC, 12.399 Acres, \$270,000.00 (12-15-21)  
Donald S. Albert Estate A/K/A Donald Albert Estate, et al., to James Montgomery Revocable Trust, et ux., 1 Acre, \$92,000.00 (12-16-21)

### **FREEPORT TOWNSHIP**

Rae Marie Wardrop, et ux., to Three Rivers Royalty LLC, 205 Acres, O&G, \$36,990.00 (12-15-21)

Patricia A. Dague Bibbs to The Mineral Company, et ux., 87.748 Acres, O&G, \$29,240.34 (12-17-21)

### **FREEPORT AND SPRINGHILL TOWNSHIP**

Dale Ann Curry to The Mineral Company, et ux., 63.35625 Acres, O&G, \$5,631.67 (12-17-21)

### **JACKSON TOWNSHIP**

Brad E. Martin, et ux., to The Mineral Company, et ux., 86.851 Acres, O&G, \$19,963.55 (12-17-21)

### **JEFFERSON TOWNSHIP**

Vincent Joseph Capozza Estate, et al., to Holly Whipkey, Lot 147 in Fair Ground Addition, \$35,000.00 (12-15-21)

# The Greene Reports

4-----12/23/21-----

## MONONGAHELA TOWNSHIP

James V. Filiaggi Estate A/K/A James V. Filiaggi, Jr., Estate, et al., to Leland Gallatin, 3 Tracts, \$8,000.00 (12-20-21)

## MORGAN TOWNSHIP

Todd A. Nyswaner, et ux., to Camryn R. Dugan, Lot 11 in Emerald LF CO Burson Farm, \$65,000.00 (12-15-21)

Ellen Boros to Michael C. Younken, et ux., 14.278 Acres, \$259,000.00 (12-15-21)

Christopher Manteau by Master, et al., to Scott J. Throckmorton, 2 Tracts, \$225,000.00 (12-21-21)

## MORRIS TOWNSHIP

Greenridge Oil Inc to Leatherwood Inc, R/W, \$2,386.80 (12-15-21)

## RICHHILL TOWNSHIP

John W. Hanko, Jr., to EQT Production Company, 21 Acres, O&G, \$300.00 (12-17-21)

## SPRINGHILL TOWNSHIP

David Eugene Taylor to EQT Production Company, 46.2625 Acres, O&G, \$1,541.88 (12-17-21)

Kimberly Ann Lavery to EQT Production Company, 2 Tracts, O&G, \$492.54 (12-17-21)

George Michael Manning to EQT Production Company, 2.068152 Acres, O&G, \$156.48 (12-17-21)

Elizabeth McClellan to The Mineral Company, et ux., 25 Acres, O&G, \$3,472.22 (12-17-21)  
Gregory Steven York, et ux., to The Mineral Company, et ux., 25 Acres, O&G, \$3,086.42 (12-17-21)

## WAYNE TOWNSHIP

Jolene E. Screngost to EQT Production Company, 1.03 Acres, O&G, \$257.50 (12-17-21)

## WHITELEY TOWNSHIP

Louis H. Jefferies, et ux., to Three Rivers Royalty II LLC, 53 Acres, O&G, \$114,378.00 (12-15-21)

Jeffrey P. Schneider, et ux., to EQM Gathering OPO LLC, R/W, 21.08 Acres, \$24,347.00 (12-16-21)

\*\*\*\*\*

## 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

FOX, NANCY ANN A/K/A NANCY S. FOX

Late of Waynesburg, Greene County, Pennsylvania

Co-Executrices: Sallie Cochran, 302 Meadowbridge Drive, Lynchburg, VA 24508 and

Hilda Aikens, 345 N. Porter Street, Waynesburg, PA 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

# The Greene Reports

-----12/23/21-----5

LAGALA, ROSE

Late of Waynesburg, Greene County, Pennsylvania

Executrix: Anna Bates, 1153 N. Eighty Eight Road, Clarksville, PA 15322

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

### SECOND PUBLICATION

BROWN, CHARLES E.

Late of Franklin Township, Greene County, Pennsylvania

Administratrix: Arleta Robison Brown, 431 4<sup>th</sup> Street, Waynesburg, PA 15370

Attorney: None

### THIRD PUBLICATION

CROUSE, PAUL E.

Late of Center Township, Greene County, Pennsylvania

Executors: Lisa D. Vitolo, 2966 Golden Oaks Road, Rogersville, PA 15359 and J.

Douglas Crouse, 249 Norman Hollow Road, Rogersville, PA 15359

Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELETTI & SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

HALLAM, KYLE

Late of Morgan Township, Greene County, Pennsylvania

Co-Administrators: Ellen Boros, 1123 Willow Drive, Waynesburg, PA 15370 and

Peggy Maley, 435 Waterdam Road, Waynesburg, PA 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

MARSHALL, IVELA

Late of Greensboro Borough, Greene County, Pennsylvania

Administrator: Karen Deter, c/o Chambers & Pratt, P.C., 223 East High Street, Waynesburg, PA 15370

Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, P.C., 223 East High Street, Waynesburg, PA 15370

MYLAN, BETTY J.

Late of Clarksville, Greene County, Pennsylvania

Administrators d.b.n.c.t.a.: Barry Mylan and Gary Mylan, PO Box 14, Rices Landing, PA 15357

Attorney: Harry J. Cancelmi, Esquire, 54 North Morris Street, Suite 1, Waynesburg, PA 15370

REPOSKY, ANN MARIE

Late of Wood County, West Virginia

Administrator: James McManus, 1266 Lakewood Circle, Washington, WV 26181

Attorney: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

\*\*\*\*\*

INCORPORATION NOTICE

\*\*\*\*\*

NOTICE is hereby given that Articles of Incorporation were filed with the Department of State of the Commonwealth of Pennsylvania at Harrisburg, Pennsylvania with respect to a nonprofit corporation which has been organized under the Pennsylvania Nonprofit Corporation Law of 1988. The name of the nonprofit corporation is EASTERN GREENE LIBRARY/COMMUNITY CENTER.

Dennis M. Makel, Esquire
Makel & Associates, LLC
98 East Maiden Street
Washington, PA 15301

\*\*\*\*\*

LEGAL NOTICE

\*\*\*\*\*

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
CIVIL ACTION-LAW
A.D. NO. 721, 2021

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

First Federal Savings & Loan Association of Greene County, Plaintiff
Vs.
Tamara A. Wright, her heirs, successors and assigns

TO: Tamara A. Wright, her heirs, successors and assigns

PRESENTLY OR FORMERLY OF 231 Greensboro Road, Greensboro, PA 15338. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 231 Greensboro Road, Greensboro, PA 15338 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the Plaintiff, First Federal Savings and Loan Association of Greene County, The lawsuit is filed in the Greene County Court of Common Pleas, at the above referenced number.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE 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 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.

LAWYER REFERRAL SERVICE
Greene County
Greene County Courthouse
10 East High Street
Waynesburg, PA 15370
724-852-5237

\*\*\*\*\*

SHERIFF'S SALE

\*\*\*\*\*

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-34-2021 / AD-816-2017

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, JANUARY 14, 2022
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 as Trustee for the Holders of the Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2005-HE3,
v.
Vikie Sigley;
Claude Sigley, deceased
And
The United States of America
c/o The United States Attorney for the Western District of Pennsylvania

All that Certain lot or parcel of ground situate in the Township of Whiteley, County of Greene, Commonwealth of Pennsylvania, record in the Recorder's Office of said Greene County in Book 323, Page 1228 Tax Parcel No. 29-02-159-I; also known as 2178 Mount Morris Road, Waynesburg, PA 15370

PROPERTY ADDRESS: 2178 Mount Morris Road, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 29-02-159-I

# The Greene Reports

8-----12/23/21-----

Seized and taken into execution to be sold as the property of VICKIE SIGLEY, CLAUDE SIGLEY, THE UNITED STATES OF AMERICA in suit of US BANK NATIONAL ASSOCIATION.

Attorney for the Plaintiff:  
Parker McCay  
Mount Laurel, NJ

MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania

\*\*\*\*\*

## SHERIFF'S SALE

\*\*\*\*\*

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-31-2021 / AD-1059-2019

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, JANUARY 14, 2022  
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.

Reverse Mortgage Funding, LLC  
Vs.

Nancy A. Wrick, Known Surviving Heir of Mary Alice Fisher, Debra Kesner, Known Surviving Heir of Mary Alice Fisher, David L. Wright, Known Surviving Heir of Mary Alice Fisher, Arthur Boyd Wright, Known Surviving Heir of Mary Alice Fisher and Unknown Surviving Heirs of Mary Alice Fisher

All that certain piece or parcel or Tract of land situate in the BOROUGH OF WAYNESBURG, Greene County, Pennsylvania, and being known as 245 South Richhill Street, Waynesburg, Pennsylvania 15370. TAX MAP AND PARCEL NUMBER: 27/05/195

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$80,320.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nancy A. Wrick, Known Surviving Heir of Mary Alice Fisher, Debra Kesner, Known Surviving Heir of Mary Alice Fisher, David L. Wright, Known Surviving Heir of Mary Alice Fisher, Arthur Boyd Wright, Known Surviving Heir of Mary Alice Fisher and Unknown Surviving Heirs of Mary Alice Fisher

# The Greene Reports

-----12/23/21-----9

PROPERTY ADDRESS: 245 South Richhill Street, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 27/05/195

Seized and taken into execution to be sold as the property of NANCY A. WRICK, KNOWN SURVIVING HEIR OF MARY ALICE FISHER, DEBRA KESNER, KNOWN SURVIVING HEIR OF MARY ALICE FISHER, DAVID L. WRIGHT, KNOWN SURVIVING HEIR OF MARY ALICE FISHER, ARTHUR BOYD WRIGHT, KNOWN SURVIVING HEIR OF MARY ALICE FISHER AND UNKNOWN SURVIVING HEIRS OF MARY ALICE FISHER in suit of REVERSE MORTGAGE FUNDING.

Attorney for the Plaintiff:  
McCabe, Weisburg & Conway, P.C.  
Philadelphia, PA 215-790-1010

MARCUS N. SIMMS, Sheriff  
Greene County, Pennsylvania

\*\*\*\*\*

## SHERIFF'S SALE

\*\*\*\*\*

By Virtue of a Writ of Execution (Mortgage Foreclosure)  
No. ED-32-2021 / AD-554-2021

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, JANUARY 14, 2022  
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.  
Betty Jane King n/k/a King-Hancher

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF BETTY JANE KING, N/K/A BETTY JANE KING-HANCHER OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF WAYNESBURG, GREENE COUNTY, PENNSYLVANIA HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 225 CHERRY STREET, WAYNESBURG, PA 15370 DBV48, PG 3430, PARCEL# 28-01-387

PROPERTY ADDRESS: 255 Cherry Street, Waynesburg, PA 15370

The Greene Reports

10-----12/23/21-----

UPI / TAX PARCEL NUMBER: 28-01-387

Seized and taken into execution to be sold as the property of BETTY JANE KING N/K/A KING-HANCHER in suit of NORTHWEST BANK.

Attorney for the Plaintiff:
Grenen & Birsic, P.C.
Pittsburgh, PA 412-281-7650

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

\*\*\*\*\*

SHERIFF'S SALE

\*\*\*\*\*

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-33-2021 / AD-424-2021

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, JANUARY 14, 2022
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.

21st Mortgage Corporation
Vs.
Joseph Craig Cunningham and
Taylor Cunningham

ALL THAT CERTAIN lot or piece of ground situate in Dunkard Township, County of Greene, Commonwealth of Pennsylvania and known as 119 Sit Still Road, Dilliner, PA

PROPERTY IDENTIFICATION NUMBER: 06-01-177B

CONTAINING 0.489 Acres

BEING THE SAME PREMISES which 21st Mortgage Corporation, assignee of Tammoc Holdings Corporation, by Deed dated June 12, 2017 and recorded on June 22, 2017 in the office for the recording of Deeds in and for the County of Greene at Deed Book 502, Page 3950, granted and conveyed unto Joseph Craig Cunningham and Taylor Cunningham, the within Mortgagers, their heirs and assigns.

PROPERTY ADDRESS: 119 Sit Still Road, Dilliner, PA 15327

The Greene Reports

-----12/23/21-----11

UPI / TAX PARCEL NUMBER: 06-01-177B

Seized and taken into execution to be sold as the property of JOSEPH CRAIG AND TAYLOR CUNNINGHAM, TAYLOR CUNNINGHAM in suit of 21ST MORTGAGE CORPORATION

Attorney for the Plaintiff:
Gross McGinley, LLP
Allentown, PA 610-820-5450

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania