

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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April 2, 2020



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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.:
Emergencies Only

CRIMINAL

Arraignments: April 6, 2020
ARDs: April 13, 2020
ARD Revocations: April 13, 2020
Parole Violations: April 6, 2020
Plea Court: April 14 and April 15, 2020
License Suspension Appeals: April 20, 2020
Argument Court: -

ORPHANS

Accounts Nisi: April 6, 2020
Accounts Absolute: April 17, 2020

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 20-24, 2020

Convenes in Pgh.: May 4-5, 2020

Convenes in Pgh.: May 11-15, 2020

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

FRANKLIN TOWNSHIP

Allen T. Hill, et al., to Ryan A. King, Lot 62 in Jack E. and Jane R. Williams, \$167,500.00 (3-31-20)

Promised Land Properties LLC to M A Properties, LLC, .889 Acre, \$490,000.00 (4-1-20)

GREENE TOWNSHIP

Judy Mackendrick, et ux., to VES Land LLC, et al., 104.71 Acres, O&G, \$1,869.82 (3-31-20)

Jeffery H. Forbes, et ux., to VES Land LLC, et al., 104.71 Acres, O&G, \$1,869.82 (3-31-20)

JEFFERSON TOWNSHIP

HSBC Bank USA NA, et al., to Kaiser LLC, Lot 120 in Fairground Addition, \$5,500.00 (3-27-20)

WAYNESBURG BOROUGH

Joel E. Morris, et al., to Jacob L. Butcher, et ux., 2 Tracts, \$145,000.00 (3-30-20)

Chad E. Plesko, et ux., to Joel E. Morris, et ux., 2 Lots, \$170,000.00 (4-1-20)

WHITELEY AND FRANKLIN TOWNSHIPS

William J. Crayne, et ux., to EQM Gathering OPCO LLC, R/W, \$7,970.00 (3-27-20)

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

MURPHY, JANE A.

Late of Jefferson Township, Greene County, Pennsylvania

Administrator: Wayne Harn, c/o Chambers & Pratt, PC, 223 East High Street,

Waynesburg, PA 15370

Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, PC, 223 East High

Street, Waynesburg, PA 15370

SECOND PUBLICATION

FOX, JUSTIN FRANCIS

Late of Carmichaels, Greene County, Pennsylvania

Co-Administrators: Mark A. Fox, 793 Dutch Run Road, Waynesburg, PA 15370 and

Christine A. Durbin, 134 Hamilton Street, Jefferson, PA 15344

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

15370

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THIRD PUBLICATION

MORGAN, MARGARET W.

Late of Franklin Township, Greene County, Pennsylvania

Co-Executrices: Mary Beth Pastorius, 940 Beaver Street, Sewickley, PA 15143 and
Joyce Ann Winters, 190 Dunn Station Road, Prosperity, PA 15329

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54
South Washington Street, Waynesburg, PA 15370

WILLIAMS, KENNETH RAY a/k/a KENNETH R. WILLIAMS

Late of Dunkard Township, Greene County, Pennsylvania

Co-Executors: Kenny R. Williams and James R. Williams, c/o Davis & Davis Law
Offices, Gary J. Frankhouser, Esquire, 107 East Main Street, Uniontown, PA 15401

Attorney: Gary J. Frankhouser, Esquire, Davis & Davis Law Offices, 107 East Main
Street, Uniontown, PA 15401

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-925-2016 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, APRIL 17, 2020
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.

First Guaranty Mortgage Corporation

v.

Christopher C. Shoffner and the United States of America

1969 Mount Morris Road, Township of Whiteley, Waynesburg, PA 15370, Tax Parcel No. 29-02-144B.
Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$297,087.65. Sold as the property of Christopher C. Shoffner by value of a Deed recorded in Deed Book 72 at Page 1394.

PROPERTY ADDRESS: 1969 Mount Morris Road, Waynesburg, PA 15370
UPI/ TAX PARCEL NUMBER: 29-02-144B

Seized and taken into execution to be sold as the property of CHRISTOPHER C. SHOFFNER in suit of FIRST GUARANTY MORTGAGE CORPORATION.

Attorney for the Plaintiff:

Stern & Eisenberg PC
Warrington, PA 215-572-8111

MARCUS SIMMS, Sheriff

Greene County, Pennsylvania

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-809-2019 ED-3-2020

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 17, 2020
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.

PENNYMAC LOAN SERVICES, LLC

VS.

JOHN A. LASKO and KELLY A. LASKO

ALL THAT CERTAIN lot of land situate in Cumberland Township, County of Greene and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling. BEING PREMISES: 102 Cross Street, Carmichaels, PA 15320

TAX PARCEL #05-16-608

PROPERTY ADDRESS: 102 Cross Street, Carmichaels, PA 15320

UPI/ TAX PARCEL NUMBER: 05-16-608

Seized and taken into execution to be sold as the property of JOHN A. AND KELLY A. LASKO, JOHN LASKO in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:

KML Law Group, P.C.
Philadelphia, PA 215-627-1322

MARCUS SIMMS, Sheriff

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-770-2019 ED-6-2020

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 17, 2020
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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PNC BANK, NATIONAL ASSOCIATION
VS

JULIE GJORMAND, Solely in Her Capacity as Heir of Ruth Spangenberg, Deceased, HAROLD HANEY Solely in His Capacity as Heir of Ruth Spangenberg, Deceased, KIMBERLY MICHNIAK Solely in Her Capacity as Heir of Ruth Spangenberg, Deceased, The Unknown Heirs of Ruth Spangenberg, Deceased, CHARLES SPANGENBERG Solely in His Capacity as Heir of Ruth Spangenberg, Deceased.

ALL THAT CERTAIN lot of land situate in Borough of Carmichaels, County of Greene and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 206 East George Street, Carmichaels, PA 15320

TAX PARCEL #02-01-212 / 02000289

PROPERTY ADDRESS: 206 East George Street, Carmichaels, PA 15320
UPI/ TAX PARCEL NUMBER: 02-01-210 / 02000289

Seized and taken into execution to be sold as the property of JULIE GJORMAND, SOLELY IN HER CAPACITY AS HEIR OF RUTH SPANGENBERG, DECEASED, HAROLD HANEY SOLELY IN HIS CAPACITY AS HEIR OF RUTH SPANGENBERG, DECEASED, KIMBERLY MICHNIAK SOLELY IN HER CAPACITY AS HEIR OF RUTH SPANGENBERG, DECEASED, THE UNKNOWN HEIRS OF RUTH SPANGENBERG, DECEASED, CHARLES SPANGENBERG SOLELY IN HIS CAPACITY AS HEIR OF RUTH SPANGENBERG, DECEASED, in suit of PNC BANK, NATIONAL ASSOCIATION.

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

MARCUS SIMMS, Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-13-2019 ED-5-2020

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 17, 2020
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.

PNC Bank, National Association
Vs.

Daniel G. Welsh as Administrator to the Estate of Barbara Jean Loar, AKA Barbara J. Loar

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WASHINGTON, GREENE COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALSO

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KNOWN AS RR 2 BOX 134E, AKA 910 DUNN STATION ROAD, PROSPERITY, PA 15329. PARCEL NO. 24-02-102a.

BEING THE SAME PREMISES WHICH VIRGINIA P. SCOTT, NOW VIRGINIA P. BAKER, AND LOUIS J. BAKER, HER HUSBAND, BY DEED DATED JANUARY 25, 1984 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON JANUARY 25, 1985 IN DEED BOOK 2, PAGE 174, GRANTED AND CONVEYED UNTO GERALD F. LOAR AND BARBARA JEAN LOAR, HIS WIFE. BARBARA JEAN LOAR HAS DEPARTED THIS WORLD.

PROPERTY ADDRESS: RR 2 Box 134E, AKA 910 Dunn Station Rd, Prosperity, PA 15329
UPI/ TAX PARCEL NUMBER: 24-02-102A

Seized and taken into execution to be sold as the property of DANIEL G. WELSH, AS ADMINISTRATOR TO THE ESTATE OF BARBARA JEAN LOAR, AKA BARBARA J. LOAR in suit of PNC BANK.

Attorney for the Plaintiff:
Manley Deas Kochalski, LLC
Columbus, OH 614-220-5611

MARCUS SIMMS, Sheriff
Greene County, Pennsylvania