

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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October 3, 2019



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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.:
October 7, October 9 and October 11, 2019

CRIMINAL

Arraignments: October 7, 2019
ARDs: October 15, 2019
ARD Revocations: October 15, 2019
Parole Violations: October 7, 2019
Plea Court: October 8 and 9, 2019
License Suspension Appeals: October 21, 2019
Argument Court: October 28, 2019

ORPHANS

Accounts Nisi: October 7, 2019
Accounts Absolute: October 18, 2019

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 15-18, 2019

Convenes in Pgh.: October 21-25, 2019

Convenes in Pgh.: October 2-4, 2019

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

CUMBERLAND TOWNSHIP

Martin Richard Evans to Ronald W. Robison, 3 Tracts, \$122,000.00 (9-30-19)

Thomas James Robertson Estate, et al., to David A. Batis, et ux., Lot, \$6,200.00 (10-2-19)

CUMBERLAND, DUNKARD, GREENE, MONONGAHELA & PERRY TOWNSHIPS
Three Rivers Royalty LLC to Chevron Appalachia LLC, Tracts, O&G, \$2,552,636.80 (10-1-19)

DUNKARD TOWNSHIP

Hilda E. Miller to Chevron Appalachia LLC, 2 Tracts, O&G, \$34,000.00 (9-30-19)

Shirley Anderson to Shirley Anderson, et ux., Lot 259 in Bobtown, \$17,150.00 (9-30-19)

FRANKLIN TOWNSHIP

Joshua D. Humble, et ux., to Tracey Gardone, et ux., Lot 19 in Colonial Place, \$229,000.00 (9-27-19)

Nationstar Mortgage LLC, et al., to Robert P. Vitolo, et ux., 2 Acres, \$35,625.00 (9-30-19)

Margaret S. Stockdale Estate, et al., to Daniel R. Roszak, .384 Acre, \$170,000.00 (9-30-19)

FREEPORT & SPRINGHILL TOWNSHIPS

Davida Romanakis to Keystone Buckeye Energy Holdings LLC, et al., 5 Tracts, O&G, \$1,450.00 (10-3-19)

GILMORE TOWNSHIP

Consolidation Coal Co to CNX Midstream Devco III LP, 47.791 Acres, R/W, \$110,274.00 (10-3-19)

JACKSON TOWNSHIP

Richard P. Lohr, et al., to Ridgetio Appalachia LLC, 2 Tracts, O&G, \$383,525.00 (10-3-19)

MONONGAHELA TOWNSHIP

James R. Gilbert, et ux., to Joshua D. Gilbert, et ux., 1 Acre, \$220,000.00 (9-27-19)

MORRIS TOWNSHIP

Maureen K. Wolfe to Three Rivers Royalty LLC, 330.353 Acres, O&G, \$58,401.69 (9-30-19)

PERRY TOWNSHIP

RICES LANDING BOROUGH

Secretary of Housing & Urban Development to Joan M. Colvin, Lot, \$35,159.00 (9-30-19)

SPRINGHILL TOWNSHIP

Kenneth Edward Coffman to Three Rivers Royalty LLC, 278.854 Acres, O&G, \$300.00 (9-30-19)

WASHINGTON TOWNSHIP

Juanita Connors to Randy L. Bolding, et ux., 2.262 Acres, \$100,000.00 (9-30-19)

WAYNE TOWNSHIP

Timothy Stefanizzi, et al., to Morgan Delaney, Tract, \$69,150.00 (9-30-19)

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.

SECOND PUBLICATION

KING, MATTHEW LYNN

Late of Waynesburg Borough, Greene County, Pennsylvania
Administrator: Jeffrey N. Grimes, 77 South Washington Street, Waynesburg, PA

15370

Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA

15370

YOUNG, DELORIS M. a/k/a DELORIS YOUNG a/k/a MABEL DELORIS YOUNG

Late of Jefferson, Greene County, Pennsylvania
Executrix: Agatha R. Virgin, c/o Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

15370

Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA

15370

THIRD PUBLICATION

BRUMLEY, MARCIA GUGLIOTTA

Late of Dilliner, Greene County, Pennsylvania
Co-Administrators: Christopher A. Brumley and Deana C. Brumley, 200 Capitol Street, Charleston, WV 25301

Street, Charleston, WV 25301

Attorney: Robert C. James, Esquire, 1225 Market Street, Wheeling, WV, 26003

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-41-2019 AD-326-2019

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, OCTOBER 18, 2019
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.

Planet Home Lending, LLC
Vs.
Richard R. Welda

ALL that certain tract of land situate in Monongahela Township, Greene County, Pennsylvania, known as 119 Upper Sandy Road, Greensboro, PA 15338. Recorded 6/16/2016, in the Greene County Clerk's Office in Deed Book 491, Page 2038. PARCEL NO: 16-03-209 and 16-03-210.

PROPERTY ADDRESS: 13119 Upper Sandy Rd., Greensboro, PA 15338

UPI/ TAX PARCEL NUMBER: 16-03-209 and 16-03-210

Seized and taken into execution to be sold as the property of RICHARD R. WELDA in suit of PLANET HOME LENDING, LLC.

Attorney for the Plaintiff:
Stern & Eisenberg PC
Warrington, PA 215-572-8111

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-54-2019

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, OCTOBER 18, 2019
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 Indenture trustee, for the CIM Trust 2016-2, Mortgage Backed Notes, Series 2016-2 (Plaintiff)
Vs.
Mark A. Miller (Defendant)

Property Address: 161 Crabapple Valley Road, New Freeport, PA 15352

Improvements thereon consist of a single family, residential dwelling. Being property conveyed to Mark A. Miller by deed dated April 4, 2007 and recorded in April 5, 2007 at Deed Book Volume 365 at Page 621 and Instrument# 200700001528

Parcel ID No. 09-04-102 A
Judgment Amount \$132,707.94

PROPERTY ADDRESS: 161 Crabapple Valley Road, New Freeport, PA 15352

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Seized and taken into execution to be sold as the property of MARK A. MILLER in suit of U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, FOR THE CIM TRUST 2016-2, MORTGAGE-BACKED NOTES, SERIES 2016-2.

Attorney for the Plaintiff:
Hladik, Onorato & Federman, LLP
Warrington, PA 215-572-8111

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania