

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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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.:
September 30, October 2 and October 4, 2019

CRIMINAL

Arraignments: September 30, 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

ARGUMENTS

Argument Court: October 13, 2019

CIVIL

Domestic Relations Contempts:
October 28, 2019
Domestic Relations Appeals
October 28, 2019

JUVENILE

Plea Day: October 17, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Gladys Ailene Danforth Estate, et al., to Charles R. Ferguson, Jr., Lots 11-12 in Acorn Plan, \$69,500.00 (9-24-19)

FRANKLIN TOWNSHIP

Susan C. Funka Petery, et al., to Gary L. Snyder, et ux., Lot, \$153,000.00 (9-23-19)
Samuel S. Lauter Family Trust, et al., to Lauter Family Holdings LLC, Lots, \$474,803.00 (9-26-19)

Randall D. Laskody, et ux., to Keith Silas Higginbotham, Jr., 2.015 Acres, \$140,000.00 (9-26-19)

FREEPORT TOWNSHIP

Martha E. Scott, Keystone Buckeye Energy Holdings LLC, et al., 65.40 Acres, O&G – Minerals, \$4,087.50 (9-24-19)

GRAY TOWNSHIP

Todd Custer to Consol Pennsylvania Coal Co., LLC, et al., 27.59 Acres, \$265,000.00 (9-24-19)

GREENE TOWNSHIP

Thomas A. Bullions, et al., to Michael J. Maroney, .689 Acre, \$4,000.00 (9-23-19)

GREENSBORO BOROUGH

Arlene R. Morris Estate, et al., to Greensboro Borough, et al., 2 Lots, \$75,000.00 (9-26-19)

JEFFERSON & RICHHILL TOWNSHIP

CNX Land LLC to Red Bear Rentals LLP, Tracts, \$67,000.00 (9-26-19)

MONONGAHELA TOWNSHIP

Vernon W. Tanner, et ux., to Julie E. Wells, .659 Acre, \$72,500.00 (9-23-19)
Wilbur D. Colvin Revocable Trust to David A. Kovach, Tract, O&G – Coal – Minerals, \$118,155.00 (9-24-19)
Wilbur D. Colvin, et ux., to David A. Kovach, 2 Tracts, O&G – Coal – Minerals, \$231,845.00 (9-24-19)

MORRIS TOWNSHIP

Peter Louis Rudman, et ux., to Consol Pennsylvania Coal Co., LLC, et al., 25.2065 Acres, \$330,000.00 (9-24-19)

PERRY TOWNSHIP

Mariam Rose Conrad to VES Land LLC, 133.56 Acres, O&G, \$5,725.35 (9-20-19)
Mary J. Patton, et ux., to Beta Energy Partners LLC, 90.847 Acres, O&G, \$42,585.00 (9-20-19)
Lois Mae Blaker, et ux., to Chevron Appalachia LLC, 60.7375 Acres, O&G, \$750.00 (9-26-19)

RICHHILL TOWNSHIP

Karen E. Pyeritz to Justin Carpenter, et ux., 4 Tracts, \$35,000.00 (9-25-19)

SPRINGHILL TOWNSHIP

Sandra Smolens, et al., to Longbread Farm LLC, 15 Acres, \$13,050.00 (9-20-19)

WAYNESBURG BOROUGH

Ronald C. Smith, et al., to Bryon Shriver, et ux., Lots, \$66,035.00 (9-26-19)

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.

FIRST PUBLICATION

KING, MATTHEW LYNN

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

15370

Attorney: Jeffry 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

SECOND 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-45-2019 AD-290-2019**

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 4, 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.

Nationstar Mortgage LLC d/b/a Mr. Cooper
Vs.
Louis A. Fisher

ALL THAT CERTAIN lot or parcel of land situate in Jefferson Township, Greene County, Pennsylvania, bounded and described as follows:

CONTAINING an area of 2.8907 acres and having a frame dwelling and outbuilding erected thereon.

This conveyance is made subject to all the reservations, restrictions, and conditions contained in Deed from Emerald Lane Company recorded in Deed Book Vol. 413, Page 43.

FOR INFORMTIONAL PURPOSES ONLY: Being known as 1388 North Eighty-Eight Road f/k/a RD1 Box 91, Clarksville, PA 15322.

PROPERTY ADDRESS: 1388 North Eighty-Eight Rd. f/k/a RD 1 Box 91, Clarksville, PA 15322

UPI/ TAX PARCEL NUMBER: 15-01-149

Seized and taken into execution to be sold as the property of LOIS FISHER in suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER.

Attorney for the Plaintiff:
Sharpio & DeNardo, LLC
King of Prussia, PA 610-278-6800

**MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania**

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-52-2019 AD-427-2019**

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 4, 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.

NewRez LLC d/b/a Shellpoint Mortgage Servicing
Vs.
William A. Ross, Jr. and Vicki Ross

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ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CUMBERLAND, COUNTY OF GREENE AND COMMONWEALTH OF PENNSYLVANIA. BEING MORE FULLY DESCRIBED IN DEED BOOK 0176 PAGE 0725 INSTRUMENT NO. 9700003866, DATED 09/25/1997, RECORDED 10/08/1997, IN THE GREENE COUNTY RECORDER OF DEEDS. ADDRESS: 326 NEMACOLIN WAY, CARMICHAELS, PA 15320. PARCEL NO. 05-14-117

PROPERTY ADDRESS: 326 Nemacolin Way, Carmichaels, PA 15320

UPI/ TAX PARCEL NUMBER: 05-14-117

Seized and taken into execution to be sold as the property of WILLIAM ROSS, JR, VICKI ROSS in suit of NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
Stem & 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-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**

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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

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**