

# 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. XXXVII, No. 93**

**July 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.:  
July 6 and 8, 2020

## CRIMINAL

Arraignments: July 6, 2020  
ARDs: July 6, 2020  
ARD Revocations: July 6, 2020  
Parole Violations: July 6, 2020  
Plea Court: July 8 & 9, 2020  
License Suspension Appeals: August 24, 2020  
Argument Court: June 29, 2020

## ORPHANS

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

## SUPREME COURT SUPERIOR COURT COMMONWEALTH COURT

Convenes in Pgh.: October 19-23, 2020  
Convenes in Pgh.: July 14, 2020  
Convenes in Pgh.: October 13-16, 2020

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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## 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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## ARGUMENTS

Argument Court: July 14, 2020

## CIVIL

Domestic Relations Contempts: July 27, 2020  
Domestic Relations Appeals: July 27, 2020

## JUVENILE

Plea Day: July 16, 2020

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## DEED TRANSFERS

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

### ALEPPO TOWNSHIP

George L. Antill, et ux., to George L & Eula I Antill Irrevocable Trust, et al., 3 Tracts, O&G-Minerals, Redetermination, \$24,222.00 (6-30-20)

### CUMBERLAND TOWNSHIP

Joseph Cybak Jr., Estate, et al., to Janet G. Glover, Lot 115 in Nemaocolin, \$4,187.00 (6-26-20)  
Rose A. Heitger to Bryan McCannon, et ux., 15 Acres, \$187,500.00 (7-2-20)

### DUNKARD TOWNSHIP

William T. Holbert By TCB, et al., to Bryan S. Smith, .37 Acre, \$394.42 (7-1-20)  
David Ray Riggelman, et ux., to Jared Byrne, et ux., Tract, \$160,000.00 (7-1-20)

### FRANKLIN TOWNSHIP

Joseph N. Headlee II, et ux., to Three Rivers Royalty LLC, 10.855 Acres, O&G, \$124,881.80 (6-29-20)

Grace F. Bebout by Atty-in Fact, et al., to Three Rivers Royalty LLC, 66.4258 Acres, O&G, \$400,000.27 (7-1-20)

Levine's Iron & Metal Inc, et al., to LD Minerals Holdings LLC, Tracts, O&G, \$62,544.00 (7-2-20)

### FRANKLIN, GILMORE, MORRIS, SPRINGHILL, FREEPORT, JACKSON, AND WASHINGTON TOWNSHIPS

Mildred A. Rohanna to Three Rivers Royalty LLC, Tracts, O&G, \$191,988.79 (6-29-20)

### FREEPORT TOWNSHIP

Keystone Buckeye Energy Holdings LLC to Three Rivers Royalty LLC, 66 Acres, O&G, \$58,798.69 (6-29-20)

### GILMORE TOWNSHIP

Pikewood Energy Corporation to EQT Production Company, 64.697 Acres, O&G, \$304,428.00 (7-1-20)

Barbara Cornwell A/K/A Barbara Roberts Cornwell to MMA Mineral Group LLC, 135.231 Acres, O&G, \$326.00 (7-1-20)

Susann Roberts Miller Inez A/K/A Susann R Miller to MMA Mineral Group LLC, 135.231 Acres, O&G, \$326.00 (7-1-20)

Dana Rothman Palmer A/K/A Dana R Palmer to MMA Mineral Group LLC, 135.231 Acres, O&G, \$326.00 (7-1-20)

Donovan L. Roberts, Jr., to MMA Mineral Group LLC, 135.231 Acres, O&G, \$326.00 (7-1-20)

### JEFFERSON TOWNSHIP

Paul C. James to Adrian C. Dodson, et ux., 2 Lots, \$54,110.00 (6-26-20)

### RICHHILL TOWNSHIP

Cynthia C. Ragan, et ux., to Alpine Energy Investments LLC, 17 Acres, O&G, \$3,500.00 (6-30-20)

Cody A. Jacobs, et ux., to Melissa Tedrow, et ux., 1.5 Acres, \$20,000.00 (7-2-20)

### RICHHILL AND ALEPPO TOWNSHIPS

Brenda K. Driscoll, et ux., to Phive Starr Properties LP, et al., 3 Tracts, O&G, \$81,540.00 (6-29-20)

### SPRINGHILL TOWNSHIP

Paul King, et ux., to Three Rivers Royalty, LLC, 269.346 O&G, \$170,243.05 (6-29-20)

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## WASHINGTON TOWNSHIP

Mark W. Staley, et ux., to Three Rivers Royalty LLC, Tracts, O&G, \$385,000.00 (6-29-20)

## WAYNE TOWNSHIP

Timothy E. Wilson, et ux., to Par City Holdings II LP, 63.8625 Acres, O&G, (7-1-20)

Donna L. Carlisle, et ux., to Par City Holdings II LP, 63.8625 Acres, O&G, (7-1-20)

Dawn Marie McKinney to Blue Ridge Royalties, 63.9625 Acres, O&G, \$1,000.00 (7-2-20)

## WAYNESBURG BOROUGH

Thomas S. Wilson to Trakken Properties LLC, Lots, \$52,000.00 (6-29-29)

Secretary of Housing & Urban Development to Bailey C. Brewer, 2 Tracts, \$90,000.00 (7-1-20)

## WHITELEY TOWNSHIP

Carolyn W. Morris to Three Rivers Royalty LLC, et al., Tracts, O&G, \$1,539,770.05

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## ESTATE NOTICES

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**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

**BRODAK, JOHN G. A/K/A JOHN GEORGE BRODAK**

Late of Cumberland Township, Greene County, Pennsylvania

Personal Representative: Coral L. Brodak, c/o Watson Mundorff LLP, 720 Vanderbilt Road, Connellsville, PA 15425-6218

**CALDWELL, JOSEPH KENNETH**

Late of Dunkard Township, Greene County, Pennsylvania

Administrator: Chad Caldwell, 222 Blaker Ridge Road, Waynesburg, PA 15370

Attorney: Brandon K. Meyer, Esquire, 76 N. Richhill Street, Waynesburg, PA 15370

**GREEN, JAMES LEROY**

Late of Dunkard Township, Greene County, Pennsylvania

Executor: Timothy Stranko, 424 Park Street, Morgantown, WV, 26501

Attorney: None

**HENRY, RICHARD LEE**

Late of Dunkard Township, Greene County, Pennsylvania

Executrix: Helen Diane Henry, 135 Hillman Street, P.O. Box 207, Greensboro, PA 15338

Attorney: Brandon K. Meyer, Esquire, 76 N. Richhill Street, Waynesburg, PA 15370

**McCREADY, RONALD L. A/K/A RONALD LEE McCREADY**

Late of Morgan Township, Greene County, Pennsylvania

Executrix: Kelly S. Kiger, 295 Iron Rock Road, Waynesburg, PA 15370

Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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**MILLS, MILDRED W.**

Late of Nemaocolin, Greene County, Pennsylvania

Executor: George W. Wilson, P.O. Box 245, Nemaocolin, PA 15351

Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms LLC, 54 South

Washington Street, Waynesburg, PA 15370

**RIGGENBACH, ERIC C.**

Late of Franklin Township, Greene County, Pennsylvania

Administratrix: Angela Riggenbach, 266 Washington Road, Waynesburg, PA 15370

Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms

LLC, 54 South Washington Street, Waynesburg, PA 15370

**THOMPSON, ROBERT DANIEL**

Late of Sycamore, Greene County, Pennsylvania

Executrix: Sandra Elizabeth Thompson, 118 Hall Avenue, Washington, PA 15301

Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms LLC, 54 South

Washington Street, Waynesburg, PA 15370

### SECOND PUBLICATION

**BEATTY, HELEN VIOLA**

Late of Dunkard Township, Greene County, Pennsylvania

Administratrix: Lori Double, 124 State Route 2011, Dilliner, PA 15327

Attorney: Brandon K. Meyer, Esquire, 76 N. Richhill Street, Waynesburg, PA 15370

**DAY, MARGARET**

Late of Cumberland Township, Greene County, Pennsylvania

Executrix: Cheryl Gallentine, 120 Yeash Lane, Carmichaels, PA 15320

Attorney: W.B. Kania & Associates CPA's, 71 N. Mt. Vernon Ave., Uniontown, PA

15401

**DETER, ROBERT E.**

Late of Morgan Township, Greene County, Pennsylvania

Administratrix: Melody L. Deter, 229 West Grace Street, Punta Gorda, FL, 33950

Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792,

Waynesburg, PA 15370

**MASON, SHIRLEY A.**

Late of Rices Landing, Greene County, Pennsylvania

Executrix: Donna Lynn Higinbotham, 112 Grand Street, Jefferson, PA 15344

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

15370

**SHULTZ, CATHERINE R.**

Late of Cumberland Township, Greene County, Pennsylvania

Executor: Michael W. Romesburg, 520 West Greene Street, Carmichaels, PA 15320

Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792,

Waynesburg, PA 15370

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WISE, THOMAS L.

Late of Gilmore Township, Greene County, Pennsylvania  
Executrix: Donna Jean Wise, 207 Six Run Road, New Freeport, PA 15352  
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA

15370

WOODS, MAE MARIA

Late of Wayne Township, Greene County, Pennsylvania  
Executrix: Clarence W. Woods, 1080 Smith Creek Road, Waynesburg, PA 15370  
Attorney: Lisa J. Buday, Esquire, P.O. Box 488, California, PA 15419

### THIRD PUBLICATION

ANDERSEN, MARTHA

Late of Perry Township, Greene County, Pennsylvania  
Executrix: Donna Zwerver, 680 Braden Street, Waynesburg, PA 15370  
Attorney: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

JOLLIFFE, WARREN K.

Late of Spraggs, Greene County, Pennsylvania  
Administratrix: Deborah K. Jolliffe, 4130 Henderson Road, Hickory, PA 15340  
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792,

Waynesburg, PA 15370

KRAMERER, RICHARD E., JR.

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Phyllis K. Kramerer, 565 Rolling Meadows Road, Waynesburg, PA 15370  
Attorney: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

MITCHELL, RUTH C.

Late of Waynesburg Borough, Greene County, Pennsylvania  
Executrix: Darla Krute, 6 Crown Road, Levittown, PA 19057  
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

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## SHERIFF'S SALE

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

**No. AD-928-2019 ED-9-2020**

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, JULY 10, 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.

# The Greene Reports

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DITECH FINANCIAL LLC

VS

KERMIT R. CHRISTOPHER

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE MORGAN TOWNSHIP, GREENE COUNTY, PENNSYLVANIA:

BEING KNOWN AS: 751 LIPPENCOTT ROAD, WAYNESBURG, PA 15370

BEING PARCEL NUMBER: 17/03/148/A

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 751 Lippencott Road, Waynesburg, PA 15370

UPI/ TAX PARCEL NUMBER: 17-03-148-A

**Seized and taken into execution to be sold as the property of KERMIT R. CHRISTOPHER in suit of DITECH FINANCIAL LLC.**

**Attorney for the Plaintiff:**

RAS Citron LLC

Mt. Laurel, NJ 855-225-6906

**MARCUS SIMMS, Sheriff**

**Greene County, Pennsylvania**

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## SHERIFF'S SALE

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

**No. AD-787-2019 ED-15-2020**

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, JULY 10, 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 Federal Savings & Loan Association of Greene County

Vs.

Kelsey Lauren Collins a/k/a Kelsey L. Collins

ALL that certain lot or parcel of ground situate at in the Third Ward of the Borough of Waynesburg, Greene County, Pennsylvania, having erected a one unit, ranch, brown vinyl siding home with an address of 437 1/2 Race Street, Waynesburg, PA 15370. These lots are assessed for tax purposes as Greene County Tax Map Number 28-01-152

PROPERTY ADDRESS: 437 1/2 Race Street, Waynesburg, PA 15370

UPI/ TAX PARCEL NUMBER: 28-01-152

**Seized and taken into execution to be sold as the property of KELSEY LAUREN COLLINS A/K/A KELSEY L. COLLINS, KELSEY LAUREN COLLINS A/K/A KELSEY L. COLLINS in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY.**

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**Attorney for the Plaintiff:**

Kirk A. King  
Waynesburg, PA 724-627-6114

**MARCUS SIMMS, Sheriff**

**Greene County, Pennsylvania**

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## SHERIFF'S SALE

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

**No. AD-928-2019 ED-9-2020**

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, JULY 10, 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 Federal Savings and Loan Association of Greene County

Vs.  
Yolanda Janice Wiehler  
Robert Hans Wiehler

ALL that certain lot of ground situate in Ward II of the Borough of Waynesburg, Greene County, Pennsylvania, having erected a one unit, two and a half story, brick and vinyl siding home with an address of 277 South Washington Street, Waynesburg, PA 15370. These lots are assessed for tax purposes as Greene County Tax Map Number 27-05-14  
PROPERTY ADDRESS: 277 South Washington Street, Waynesburg, PA 15370  
UPI/ TAX PARCEL NUMBER: 27-05-145

**Seized and taken into execution to be sold as the property of YOLANDA JANICE WIEHLER, ROBERT HANS WIEHLER in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE**

**Attorney for the Plaintiff:**

Kirk A. King  
Waynesburg, PA 724-627-6114

**MARCUS SIMMS, Sheriff**

**Greene County, Pennsylvania**

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## SHERIFF'S SALE

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

**No. AD-751-2019 ED-10-2020**

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, JULY 10, 2020  
AT 10:00 O'CLOCK A.M.**

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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 HUNTINGTON NATIONAL BANK

VS.  
LLOYD A. ROSS, JR.  
DORA J. ROSS

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

PARCEL NO. 07-13-210

ALSO KNOWN AS 452 SHERMAN AVENUE, WAYNESBURG, PA 15370

BEING THE SAME PREMISES WHICH KEITHE EDWARD WATSON AND KATHLEEN DIANE WATSON, HUSBAND AND WIFE, BY DEED DATED MARCH 12, 1999 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON MARCH 18, 1999 IN DEED BOOK 199, PAGE 441, GRANTED AND CONVEYED UNTO LLOYD A. ROSS, JR., AND DORA J. ROSS, HUSBAND AND WIFE

PROPERTY ADDRESS: 452 Sherman Avenue, Waynesburg, PA 15370

UPI/ TAX PARCEL NUMBER: 07-13-210

**Seized and taken into execution to be sold as the property of LLOYD A. ROSS, JR., DORA J. ROSS in suit of THE HUNTINGTON NATIONAL BANK.**

**Attorney for the Plaintiff:**

Manley Deas Kochalski, LLC  
Columbus, PH 614-220-5611

**MARCUS SIMMS, Sheriff**

**Greene County, Pennsylvania**

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## SHERIFF'S SALE

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

**No. AD-1045-2019 ED-16-2020**

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, JULY 10, 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.

Legacy Mortgage Asset Trust 20 18-GS2

v.  
Kamau L. Wilson

Address of Property: 113 First Street, Jefferson, PA 15344

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ALL THAT CERTAIN lot or parcel of land situated in the Township of Jefferosn, County of Greene, Commonwealth of Pennsylvania, being more fully described in Deed dated December 12, 2006 and recorded in the Office of the Greene County Recorder of Deeds on November 21, 2007, in Deed Book Volume 379 at Page 1225, Instrument No. 200700005611.

Hladik, Onorato & Federman, LLP  
Stephen M. Hladik, Esquire  
(215) 855-9521

PROPERTY ADDRESS: 113 First St., Jefferson, PA 15344  
UPI/ TAX PARCEL NUMBER: 15/12/606 15/12/607 15/12/608 15/12/609 15/12/624

**Seized and taken into execution to be sold as the property of KAMAU L WILSON OR OCCUPANT in suit of LEGACY MORTGAGE ASSET TRUST 2018-GS2 C/O RUSHMORE LOAN MANAGEMENT SERVICES LLC.**

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**Attorney for the Plaintiff:**  
Hladik, Onorato & Federman, LLP  
North Wales, PA 215-855-9521

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