

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.:
March 26, 28, & 29, 2018

CRIMINAL

Arraignments: March 26, 2018
ARDs: April 9, 2018
ARD Revocations: April 9, 2018
Parole Violations: April 2, 2018
Plea Court: April 9 & 10, 2018
License Suspension Appeals: April 16, 2018

ORPHANS

Accounts Nisi: April 2, 2018
Accounts Absolute: April 13, 2018

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 9-13, 2018

Convenes in Pgh.: April 17 - 19, 2018

Convenes in Pgh.: May 7 - 11, 2018

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christine N. Nash, President

Christopher Simms, Vice-President

Adam Belletti, Secretary

Jessica Phillips, Treasurer

Brandon K. Meyer, Ex-Officio

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DEED TRANSFERS

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

CARMICHAELS BOROUGH

Joseph Cybak et al to Brad A Braddock et ux, .368 Acre, \$12,500. (3-14-18)

CENTER TOWNSHIP

Scott Knight to KTD Oil and Gas LLC, 49.10 Acres O&G, \$4,390. (3-13-18)

Florence J Burns to KTD Oil and Gas LLC, 49.10 Acres O&G, \$17,540. (3-13-18)

Kevin Howard Knight to KTD Oil and Gas LLC, 49.10 Acres O&G, \$740. (3-13-18)

Beverly Kay Knight to KTD Oil and Gas LLC, 49.10 Acres O&G, \$2,200. (3-13-18)

Jeffrey A Knight to KTD Oil and Gas LLC, 49.10 Acres O&G, \$830. (3-13-18)

CUMBERLAND TOWNSHIP

Lloyd F Christopher et ux to Darryl P Deliere II, Lots 206-207 John G Baily Plan, \$88,000. (3-12-18)

FRANKLIN TOWNSHIP

John C McNay et al to William A Morris, Lot, \$149,000. (3-13-18)

FREEPORT TOWNSHIP

Wilda Jean Cain to Bluejay Acquisition Partners LP, 43.68 Acres O&G, \$60. (3-13-18)

Susan Williams to Bluejay Acquisition Partners LP, 43.68 Acres O&G, \$200. (3-13-18)

JACKSON TOWNSHIP

Judy Darling to Bluejay Acquisition Partners LP, 80.85 Acres O&G, \$410. (3-13-18)

MORGAN TOWNSHIP

Freda B Pyle et al to Redevelopment Authority of Greene County, .5607 Acre, \$19,000. (3-13-18)

Kevin R Morris to Kenneth A Teagarden, Lot 332 Mather, \$2,000. (3-14-18)

PERRY TOWNSHIP

Eugene Felton to Kelle Jones, Tract, 130,000. (3-14-18)

SPRINGHILL TOWNSHIP

Dorothy Kupsy et al to Keystone Buckeye Energy Holdings LLC et al, 45 Acres O&G, \$8,500. (3-12-18)

Lois Joanne Walter to Liberty Land Services LLC, 21.919 Acres O&G, \$1,750. (3-13-18)

Debora J Duke to WISC LP, 56 Acres O&G, \$1,400. (3-13-18)

Cheryl L Carder to WISC LP, 56 Acres O&G, \$1,400. (3-13-18)

Dennis K Downing to WISC LP, 56 Acres O&G, \$1,400. (3-13-18)

David Lee Mankey to WISC LP, 226 Acres O&G, \$500. (3-13-18)

Annabelle C Shunk to Bluejay Acquisition Partners LP, 15.03 Acres O&G, \$2,510. (3-13-18)

Patricia O Cope to Bluejay Acquisition Partners LP, 15.03 Acres O&G, \$2,510. (3-13-18)

WAYNESBURG BOROUGH

Mary E Gump Est to Daniel L Lama, 2 Lots, \$85,000. (3-9-18)

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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

ATKINSON, BOBBY DUANE

Late of Richhill Township, Greene County, Pennsylvania
Executor: Ronnie Atkinson, 206 South Washington Street, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

DUNHAM, HELEN M.

Late of Waynesburg, Greene County, Pennsylvania
Executor: Janice H. Grimes, 362 Valley View Road, Jefferson, PA 15344
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

KUZLINSKI, STANLEY WALTER A/K/A STANLEY KUZLINSKI

Late of Rices Landing Borough, Greene County, Pennsylvania
Executor: Rudolph T. Juracko, 302 Steel Hill Road, Mt. Morris, PA 15349
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC,
98 East Maiden Street, Washington, PA 15301

KUZLINSKI, JULIA ELIZABETH

Late of Rices Landing Borough, Greene County, Pennsylvania
Executor: Rudolph T. Juracko, 302 Steel Hill Road, Mt. Morris, PA 15349
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC,
98 East Maiden Street, Washington, PA 15301

SMITH, SR., JAMES H.

Late of Washington Township, Greene County, Pennsylvania
Co-Executrix: Debora C. Longstreth n.k.a Deborah Smith, 518 Central Avenue,
Washington, PA 15301
Co-Executrix: Brenda M. Lindsay, 2257 Ridge Road, South Park, PA 15129
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

RICE, DELORAS T.

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Mildred A. Rohanna, 1585 Sixth Street, Waynesburg, PA 15370
Attorney: John W. McIlvaine, Esquire, 33 West Beau Street, Washington, PA 15301

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SECOND PUBLICATION

UDOVICH, LEONARD

Late of Cumberland Township, Greene County, Pennsylvania
Co-Administrator: Leonard Udovich, 7 White Birch Avenue,
Mechanicsburg, PA 17050
Co-Administratrix: Angela Ryan, 166 Brookside Avenue, Hershey, PA 17033
Attorney: J. William Hook, Esquire, P O Box 792, 189 West High Street,
Waynesburg, PA 15370

THIRD PUBLICATION

BRADLEY, JR., JAMES

Late of Jackson Township, Greene County, Pennsylvania
Administratrix: Lois Kirby-Severance, 332 Cooked Hill Road, Holbrook, PA 15341
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

FLENNEKIN, GEORGE W.

Late of Waynesburg Borough, Greene County, Pennsylvania
Executor: Chad T. Coss, 218 Sy Huffman Hill, Waynesburg, PA 15370
Attorney: Daniel P. Gustine, Esquire, Peacock Keller & Ecker, LLP,
70 East Beau Street, Washington, PA 15301

HOLZWORTH, BARRY

Late of Franklin Township, Greene County, Pennsylvania
Administrator: Michael Holzworth, 6830 Prospect Avenue, Pittsburgh, PA 15202
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

MC CRACKEN, JAMES A.

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Wilda M. Kiger, 565 West High Street, Waynesburg, PA 15370
Attorney: Daniel P. Gustine, Esquire, Peacock Keller & Ecker, LLP,
70 East Beau Street, Washington, PA 15301

SIMMONS, MONA JOYCE a/k/a MONA J. SIMMONS a/k/a MONA SIMMONS

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Cheryl L. Simmons % Cheryl Catherine Cowen, Esquire,
769 Lippencott Road, Waynesburg, PA 15370
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,
Waynesburg, PA 15370

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FIRST AND FINAL ACCOUNTS

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON **APRIL 2, 2018** FOR NISI CONFIRMATION AND ON **APRIL 13, 2018** FOR FINAL CONFIRMATION

The First & Final Account of Gretchen E. Tolmer, Executrix of the Estate of Martha Elizabeth Schaller, Deceased, late of Jefferson Borough, Greene County, Pennsylvania

Attorney: John M. O'Connell, Jr.
131 West Pittsburgh Street
Greensburg, PA 15601

CEMETERY ACCOUNTING

LIST OF CEMETERY ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON **APRIL 2, 2018** FOR NISI CONFIRMATION AND ON **APRIL 13, 2018** FOR FINAL CONFIRMATION

The Trust Under Deed of Greene County Memorial Park by Petitioner, Kathleen Singleton, Trust Officer for PNC Bank, N.C.

Attorney: Nina B. Stryker
Obermayer Rebmann Maxwell & Hippel LLP
Centre Square West
1500 Mark Street, Suite 3400
Philadelphia, PA 19102

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FICTITIOUS NAME NOTICE

Notice is hereby given that Sondericker Enterprises, LLC, having a registered office at 571 Grinnage Run Road, Waynesburg, Pennsylvania, 15370 filed a Registration of Fictitious Name with the Pennsylvania Department of State of February 13, 2018 for permission to use the Fictitious Name of "**J & J CAR CARE CENTER**", which has addresses at 588 West High Street and 2 School Drive, Waynesburg, Pennsylvania 15370.

James E. Higinbotham, Jr., Esq.
Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Telephone: 724-437-2800

FICTITIOUS NAME NOTICE

Notice is hereby given that Sondericker Enterprises, LLC, having a registered office at 571 Grinnage Run Road, Waynesburg, Pennsylvania, 15370 filed a Registration of Fictitious Name with the Pennsylvania Department of State of February 13, 2018 for permission to use the Fictitious Name of "**J & J LAUNDRY MAT**", which has an address of Jennings Avenue, Waynesburg, Pennsylvania 15370.

James E. Higinbotham, Jr., Esq.
Higinbotham Law Offices
45 East Main Street, Suite 500
Uniontown, PA 15401
Telephone: 724-437-2800

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED 5-2018

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 06, 2018
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 Bank of New York Mellon, f/k/a The Bank of New York as Successor Trustee to JPMorgan Chase Bank, N.A., as Trustee for Soundview Home Loan Trust 2005-Ctx1, Asset-Backed Certificates, Series 2005-Ctx1

v.
David O'Dell Davis a/k/a David Odell Davis a/k/a David Davis
Colleen Davis

Owner(s) of property situate in the CARMICHAELS BOROUGH, GREENE County, Pennsylvania, being 229 South Market Street, Carmichaels, PA 15320-1233. Improvements thereon: RESIDENTIAL DWELLING

Parcel No. 0204191
Judgment Amount: \$84,235.19

PROPERTY ADDRESS: 229 South Market Street, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 02-04-191

Seized and taken into execution to be sold as the property of DAVID O'DELL A/K/A DAVID ODELL DAVIS COLLEN DAVIS, in suit of THE BANK OF NEW YORK MELLON

Attorney for the Plaintiff:
Phelan, Hallinan, Diamond & Jones, LLP
Philadelphia, PA 215-563-7000

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED 8-2018

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 06, 2018
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.

Pennsylvania Housing Finance Agency,

vs.

Twyla Putman and James C. Putman

ALL those two tracts of land in Franklin Township, Greene County, Pennsylvania
TRACT NO. 1: being approximately 202.00 x 530.16 x 226.00 x 545.94
TRACT NO. 2: being Lot No. 110 Morning Side Plan Book 1, page 75

HAVING THEREON ERECTED dwelling as part of 119 PORTER STREET,
WAYNESBURG, PA 15370

Tax Parcel Nos. 07-23-221A and 07-23-209. Greene Instrument No. 201300005609

TO BE SOLD AS THE PROPERTY OF TWYLA PUTMAN AND JAMES C. PUTMAN
UNDER JUDGMENT NO. AD-393-2017

PROPERTY ADDRESS: 119 Porter Street, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBERS: 07-23-221A, 07-23-209

Seized and taken into execution to be sold as the property of JAMES C. PUTMAN, TWYLA PUTMAN, in suit of PENNSYLVANIA HOUSING FINANCE AGENCY

Attorney for the Plaintiff:
Purcell, Krug & Haller
Harrisburg, PA 717-234-4178

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED 7-2018

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 06, 2018

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 Champion Mortgage Company

vs.

The Unknown Heirs of James P. Ward Deceased

CHRISTA WARD Solely in Her Capacity as Heir of James P. Ward Deceased

EDYTHE MARX Solely in Her Capacity as Heir of James P. Ward Deceased

HELEN BURSON Solely in Her Capacity as Heir of James P. Ward Deceased

PATRICIA WARD Solely in Her Capacity as Heir of James P. Ward Deceased

SHANNON FERRARI Solely in Her Capacity as Heir of James P. Ward Deceased

JAMES P. WARD, III, Solely in His Capacity as Heir of James P. Ward Deceased

STEPHEN J. WARD Solely in His Capacity as Heir of James P. Ward Deceased

ALL that certain tract of land situate in Cumberland Township, Greene County, Commonwealth of Pennsylvania, more particularly bounded and describes as 416 Ceylon Road, Carmichaels, PA 15320

Parcel No. 05-03-102

PROPERTY ADDRESS: 416 Ceylon Road, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-03-102

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF JAMES P WARD, DECEASED, CHRISTA WARD Solely in Her Capacity as Heir of James P. Ward Deceased, EDYTHE MARX Solely in Her Capacity as Heir of James P. Ward Deceased, HELEN BURSON Solely in Her Capacity as Heir of James P. Ward Deceased, PATRICIA WARD Solely in Her Capacity as Heir of James P. Ward Deceased, SHANNON FERRARI Solely in Her Capacity as Heir of James P. Ward Deceased, JAMES P. WARD, III, Solely in His Capacity as Heir of James P. Ward Deceased, STEPHEN J. WARD Solely in His Capacity as Heir of James P. Ward Deceased, in suit of NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

Attorney for the Plaintiff:
KLM Law Group, P.C.
Philadelphia, PA

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania