

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 10, 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 14, October 16 and October 18, 2019

CRIMINAL

Arraignments: October 15, 2019
ARDs: October 15, 2019
ARD Revocations: October 15, 2019
Parole Violations: October 21, 2019
Plea Court: November 13 and 14, 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.:

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ALEPPO TOWNSHIP

Rhonda Crawford to Larry Gorby, et ux., 2 Tracts, \$15,000.00 (10-4-19)

CLARKSVILLE BOROUGH

Mary G. Speicher, et al., to Courtney Loy, 2 Lots, \$44,422.00 (10-9-19)

CUMBERLAND TOWNSHIP

J&T Red Star LLC to Alfalfa Properties LLC, Lot 220 in Nemacolin, \$15,000.00 (10-7-19)
James Henrish, et ux., to Jordan Burless, et ux., .746 Acres, \$35,000.00 (10-10-19)

JACKSON TOWNSHIP

Connie H. Jarvis, et ux., to Three Rivers Royalty, 49 Acres, O&G, \$11,517.23 (10-7-19)

JEFFERSON TOWNSHIP

Linda S. Coen to Linda S. Coen, et ux., .358 Acres, \$33,978.00 (10-7-19)
Lynn M. Crayne, et al., to Charles A. Dean, et ux., 15.095 Acres, \$30,000.00 (10-10-19)

MORRIS & WASHINGTON TOWNSHIPS

Ruth Ann Medency to Consol Pennsylvania Coal Co LLC, et al., 10.175 Acres, \$240,000.00 (10-8-19)

PERRY TOWNSHIP

Randy L. McCoy, et ux., to Cassandra Tennant, Lot, \$159,500.00 (10-4-19)
182 Holdings LLC to Heet Holding Company, 3.805 Acres, O&G, \$6,000.00 (10-10-19)

RICES LANDING BOROUGH

Hewitt Presbyterian Church, et al., to Ryan Edwards, et ux., Lot, \$75,000.00 (10-7-19)

RICHHILL TOWNSHIP

Mark E. Day, et ux., to LPR Energy LLC, 23.06 Acres, O&G, \$140,000.00 (10-9-19)

SPRINGHILL TOWNSHIP

Linda G. Dorman Living Trust, et al., to Mingo Creek Minerals LLC, 100.671 Acres, O&G, \$15,622.50 (10-8-19)

WASHINGTON TOWNSHIP

Alfred B. Cole, et al., to Consol Pennsylvania Coal Co LLC, et al., 5 Tracts, \$500,000.00 (10-8-19)

Mary D. Sawdy, et al., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$9,840.00 (10-9-19)

Lydia D. Hunter, et ux., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$9,840.00 (10-9-19)

Daniel J. Markle, et al., to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$9,840.00 (10-9-19)

Elaine M. Rhodes to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$29,522.00 (10-9-19)

Cecilia Bay Otto to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$14,750.00 (10-10-19)

Charles A. Bay, Jr. to JJK Mineral Company II LLC, 236.173125 Acres, O&G, \$14,750.00 (10-10-19)

WHITELEY TOWNSHIP

Harold L. Eisiminger Estate, et al., to Phillip M. Judy, et ux., 2 Tracts, \$530,000.00 (10-7-19)

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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

LEWIS, PATRICIA J.
Late of Greene Township, Greene County, Pennsylvania
Executrix: Michelle Popernack, PO Box 66, Bobtown, 15315
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

OSBORNE, JOSEPHINE
Late of Cumberland Township, Greene County, Pennsylvania
Co-Executrices: Paula Zalar and Linda Oros, c/o Proden & O'Brien, Wendy L. O'Brien, Esquire, 99 East Main Street, Uniontown, PA 15401
Attorney: Wendy L. O'Brien, Esquire, Proden & O'Brien, 99 East Main Street, Uniontown, PA 15401

THIRD 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
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

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 November 4, 2019 FOR NISI CONFIRMATION AND ON November 15, 2019 FOR FINAL CONFIRMATION.

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The First & Final Account of Doreen Plavi, Executrix of the Estate of Edward Ignasius Janco a/k/a Edward I. Janco a/k/a Edward Janco, Deceased, late of Rices Landing, Greene County, Pennsylvania.

Attorney: Cheryl Catherine Cowen, Esquire
769 Lippencott Road
Waynesburg, PA 15370
724-627-7646

LEGAL NOTICE

To: Tiffany Shaw and/or William Shaw

In Re: O.S., minor child, born March 13, 2008

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your child, O.S. born March 13, 2008. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on October 31, 2019 at 9:00 a.m. in the assigned courtroom before Judge Farley Toothman.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. Southwestern Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

SHERIFF'S SALE

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

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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.

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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**

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-55-2019**

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, NOVEMBER 01, 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.

The Huntington National Bank
VS
Terri L. Lemley, as Administrator to the Estate of Marshall L. Stutler

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

PARCEL NO. 20-07-108

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ALSO KNOWN AS 106 ELM STREET, MOUNT MORRIS, PA 15349 BEING THE SAME PREMISES WHICH RAYMOND D. DOW AND SARAH DOW, HIS WIFE, BY DEED DATED APRIL 2, 1996, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON APRIL 16, 1996; IN DEED BOOK 536, PAGE 73, GRANTED AND CONVEYED UNTO MARSHALL L. STUTLER AND MARGARET STUTLER, HIS WIFE. MARSHALL L. STUTLER DIED ON APRIL 30, 2018.

PROPERTY ADDRESS: 106 Elm Street, Mt. Morris, PA 15349

UPI/ TAX PARCEL NUMBER: 20-07-108

Seized and taken into execution to be sold as the property of TERRI L. LEMLEY, AS ADMINISTRATOR TO THE ESTATE OF MARSHALL L. STUTLER in suit of THE HUNTINGTON NATIONAL BANK.

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

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