

# 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. 30

April 18, 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.:  
April 15, 17 & 19, 2019

## CRIMINAL

Arraignments: April 15, 2019  
ARDs: May 13, 2019  
ARD Revocations: May 13, 2019  
Parole Violations: April 15, 2019  
Plea Court: May 14 & 15, 2019  
License Suspension Appeals: April 15, 2019  
Argument Court: April 22, 2019

## ORPHANS

Accounts Nisi: May 6, 2019  
Accounts Absolute: May 16, 2019

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: April 8 - 12, 2019

Convenes in Pgh.: April 1 - 5, 2019

Convenes in Pgh.: May 6 - 11, 2019

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christopher Simms, Vice-President

Cheryl Cowen, Secretary

Timothy Ross, Treasurer

Christine N. Nash, Ex-Officio

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## ARGUMENTS

Argument Court: May 7 & 14, 2019

## CIVIL

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

## JUVENILE

Plea Day: April 16, 2019

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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.

### CUMBERLAND TOWNSHIP

Shawn Treece to Cody A Walters, Lot 250 Crucible, \$10,000. (4-9-19)  
Michael A Plavi et al to Dean P Robinson et ux, Lot 112 Nemaocolin, \$6,000. (4-9-19)  
Scott N Shuppe et ux to Joshua Edward Mundell et ux, .337 Acre, \$125,000. (4-10-19)  
Timothy Wayne Brozik to Redevelopment Authority of Greene County, Lot 323 Crucible, \$5,000. (4-11-19)

### DUNKARD TOWNSHIP

Earl William Sponaule Est to Charles E Powers et al, 6 Acres, \$9,500. (4-8-19)

### FRANKLIN TOWNSHIP

Timothy M Frye et ux to Shayne K Krause et al, Lot 4 Colonial Place Plan, \$189,000. (4-5-19)  
Maxine K Morris to Five Star JV II, 24.5558 Acres O&G, \$16,308.81 (4-8-19)

### GILMORE TOWNSHIP

Christine K Beck to Bluejay Acquisition Partners LP, 51.78 Acres O&G, \$1,440. (4-9-19)  
Rebecca Kemp Wadsworth to Bluejay Acquisition Partners LP, 51.78 Acres O&G, \$1,440. (4-9-19)

### GREENE TOWNSHIP

Davidine T Reid to Jason A Andrews, 2 Tracts, \$116,501. (4-8-19)

### GREENSBORO BOROUGH

John Andrew Longo to Michael P Logue et ux, Tract, \$12,000. (4-5-19)

### MORGAN TOWNSHIP

Neil Forney et ux to Ronald Golden et ux, Lot, \$118,000. (4-9-19)

### PERRY TOWNSHIP

Robert D Sponaule et al to Charles E Powers et al, 3 1/4 Acres, \$17,300. (4-8-19)

### RICHHILL TOWNSHIP

Richard E Null to VES Land LLC, 5.75 Acres O&G, \$300. (4-5-19)  
CNX Land LLC to CNX Midstream Devco I LP et al, R/W, \$1,244,170. (4-8-19)  
Silver Fox Farms LLC to CNX Midstream Devco I LP et al, R/W, \$40,000. (4-8-19)  
Jonnie Lynn Tedrow to CNX Midstream Devco I LP et al, R/W, \$833,400. (4-8-19)

### SPRINGHILL TOWNSHIP

Steve Chermansky et ux to VES Land LLC, 181 Acres O&G, \$7,252.84 (4-5-19)  
EBTB Corporation to EQT Production Company, 28.28 Acres O&G Partial Assignment, \$162,420. (4-8-19)  
Rosella Kerns to Bluejay Acquisition Partners LP, 47.21 Acres O&G, \$100. (4-9-19)  
Howard C Lough to Bluejay Acquisition Partners LP, 47.21 Acres O&G, \$100. (4-9-19)  
Mary Beth Kerns to Bluejay Acquisition Partners LP, 47.21 Acres O&G, \$100. (4-9-19)  
Doris M Fonner to Bluejay Acquisition Partners LP, 47.21 Acres O&G, \$370. (4-9-19)  
R Edward Swan to Bluejay Acquisition Partners LP, 47.21 Acres O&G, \$170. (4-9-19)  
Harry H Rhodes to Martin L Wilson II et ux, 46 Acres, \$30,000. (4-9-19)  
Ruth S Johnson to Oak Ridge Resources LLC, 230.75 Acres O&G, \$12,320. (4-10-19)  
Helen Stottlemire to Oak Ridge Resources LLC, 230.75 Acres O&G, \$4,025. (4-10-19)

### SPRINGHILL & ALEPPO TOWNSHIPS

Charles Jefferson Stickle to Bluejay Acquisition Partners LP, Tracts O&G, \$2,000. (4-9-19)

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## WAYNE TOWNSHIP

Carl A Ziots Est to Donald Eugene Welshans Jr et ux, .941 Acre, \$3,000. (4-5-19)  
Ruth E Wisecarver Revocable Living Trust to Oak Ridge Resources LLC, 70.617 Acres O&G,  
(4-10-19)

## WAYNESBURG BOROUGH

Charles M Thomas et ux to St Ann Parish Charitable Trust, Lot, \$14,500. (4-5-11)

## WHITELEY TOWNSHIP

## WHITELEY & PERRY TOWNSHIPS

Robert Edward Shultz et ux to Donald C Shultz, 126.31 Acres O&G – Minerals, \$2,000.  
(4-9-19)

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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

CARLSON, PAUL E.

Late of Waynesburg, Greene County, Pennsylvania  
Executor: Mark F. Carlson, 53 Third Avenue, Waynesburg, PA 15370  
Attorney: Gregory C. Hook, Esquire, 189 West High Street, P O Box 792,  
Waynesburg, PA 15370

LEONARD, SHIRLEY G.

Late of Carmichaels, Greene County, Pennsylvania  
Executor: Lovisa J. Epperley, 62 Urbonia Road, Smithfield, PA 15478  
Attorney: None

PIERCE, MILDRED

Late of Franklin Township, Greene County, Pennsylvania  
Administrator: Timothy N. Logan, 54 North Richhill Street, Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

SIX, PANSY

Late of Franklin Township, Greene County, Pennsylvania  
Executor: Herman Eugene Six, 1335 Sorella Court, Jacksonville, FL 32221  
Attorney: J. William Hook, Esquire, P O Box 792, 189 West High Street,  
Waynesburg, PA 15370

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STOCKDALE, MARGARET S. a/k/a SHIRLEY HUFFMAN STOCKDALE

Late of Franklin Township, Greene County, Pennsylvania  
Executrix: Robin Salosky, 600 Hillcrest Avenue, Waynesburg, PA 15370  
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

THOMPSON, THOMAS E.

Late of Waynesburg, Greene County, Pennsylvania  
Administrator: Harold James Thompson, 25 Lot 4 – Half Moon Road,  
Scenery Hill, PA 15360  
Attorney: E. J. Julian, Esquire, 71 North Main Street, Washington, PA 15301  
(724) 228-1860

### SECOND PUBLICATION

DEANGELIS, RICHARD LEWIS a/k/a RICHARD L. DEANGELIS

Late of Clarksville, Greene County, Pennsylvania  
Administratrix: Shirley M. Johnson, P O Box 144, Bobtown, PA 15315  
Attorney: Gregory C. Hook, Esquire, 189 West High Street, P O Box 792,  
Waynesburg, PA 15370

GRAY, CATHERINE L.

Late of Dunkard Township, Greene County, Pennsylvania  
Executrix: Phyllis J. Stefko, 423 Willow Crossing Road, Greensburg, PA 15601  
Attorney: James N. Falcon, Esquire, 22-24 South Fourth Street,  
Youngwood, PA 15697

MURRAY, LARRY WILLIAM

Late of Morris Township, Greene County, Pennsylvania  
Executrix: Jody L. Plumley a/k/a Jody L. Nader, 362 Van Meter Road,  
Rostraver Township, PA 15012  
Attorney: None

### THIRD PUBLICATION

KELLER, RICHARD E.

Late of Cumberland Township, Greene County, Pennsylvania  
Executor: Bryan E. Edgar, 51951 Whitehall Road, St. Clairsville, OH 43950  
Kimberly J. Simon-Pratt, Esquire, 223 East High Street,  
Waynesburg, PA 15370

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**LEGAL NOTICE**  
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**To: Cody Greer and the Unknown Father**

**In Re: K.Y., minor child, born August 9, 2015**

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, K.Y. born August 8, 2015. 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 May 15, 2019 at 2:00 p.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.

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**FICTITIOUS NAME NOTICE**  
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Notice is hereby given that an Application for Registration of Fictitious Name was filed in the Department of State of the Commonwealth of Pennsylvania on February 25, 2019 for **JGIACOBONE WELDING** at 162 Brick School Rd, Unit 6, Waynesburg, PA 15370. The name and address of each individual interested in the business is Jennifer Giacobone at 162 Brick School Rd. Unit 6, Waynesburg, PA 15370. This was filed in accordance with 54 PaC.S. 311.

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**INCORPORATION NOTICE**  
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NOTICE IS HEREBY given that Articles of Incorporation were filed with the Pennsylvania Department of State on April 3, 2019, to incorporate the proposed business corporation **JEFFERSON FLORIST, INCORPORATED** under the provisions of the Business Corporation Law of 1988.

JEFFERSON FLORIST, INC.  
200 Pine Street  
Jefferson, PA 15344  
J. WILLIAM HOOK, ESQUIRE

\*\*\*\*\*  
**FIRST AND FINAL ACCOUNTS**  
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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 May 6, 2019 FOR NISI CONFIRMATION AND ON May 16, 2019 FOR FINAL CONFIRMATION.

The First & Final Account of Patricia A Kicielinski, Administratrix of the Estate of Donald E Crawford Jr, Deceased, late of Center Township, Greene County, PA

Attorney: David F Pollock Esquire  
54 South Washington Street  
Waynesburg PA 15370

The First & Final Account of Diann L Craig, Executrix of the Estate of James R. Craig, Deceased, late of Perry Township, Greene County, PA

Attorney: Jeffry N Grimes Esquire  
77 South Washington 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-833-2018 ED 15-2019**

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, May 10, 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 Bank of New York Mellon FKA The Bank of New York, as Trustee for the certificate holders of the CWABS, Inc. Asset-Backed Certificates, Series 2007-1

vs.  
Marlene Duvall, individually and as Administratrix of the Estate of Betty Duvall, Deceased

ALL THAT CERTAIN lot of ground situate in the Borough of Waynesburg, Greene County, Pennsylvania bounded and described as follows:

BEGINNING at the Northeast intersection of Second Avenue and Spring Alley; thence East along Second Avenue, a distance of 52 feet to the lands formerly of Flossie E. Orndoff, a distance of 50 feet to the lands now or formerly of Ida Evans; thence by lands nor or formerly of Ida Evans, West on a parallel with the Northside of Second Avenue a distance of 52 feet to the East side of Spring Alley; thence South by the East side of Spring Alley, a distance of 50 feet, to the intersection of Spring Alley and Second Avenue, the place of BEGINNING.

BEING KNOWN AS 243 2nd Avenue, Waynesburg, PA 15370

BEING TAX PARCEL NO. 26-02-271

PROPERTY ADDRESS: 243 2nd Avenue, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 26-02-271

**Seized and taken into execution to be sold as the property of MARLENE DUVALL, INDIVIDUALLY AND AS THE ADMINISTRATRIX OF THE ESTATE OF BETTY DUVALL, in suit of THE BANK OF NEW YORK MELLON, FKA THE BANK OF NEW YORK**

Attorney for the Plaintiff:  
Shapiro & DeNardo, LLC  
King of Prussia, PA

MARCUS SIMMS, Acting 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. ED-19-2019**

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, MAY 10, 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.

Wells Fargo Bank, NA

vs.  
Vicki Harter, in Her Capacity as Administratrix of the Estate of Ashley M. Harter a/k/a Ashley Marie Harter, Unknown Heirs, Successors, Assigns and All Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Ashley M. Harter a/k/a Ashley Marie Harter, Deceased

Owner(s) of property situate in the WAYNESBURG BOROUGH, GREENE County, Pennsylvania, being 519 4th Avenue, Waynesburg, PA 15370-1021

Parcel No. 26/02/193 and 26/02/191A

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$152,363.88

PROPERTY ADDRESS: 519 4th Avenue, Waynesburg, PA 15370-1021

UPI/TAX PARCEL NUMBER: 26-02-193 and 26-02-191A

**Seized and taken into execution to be sold as the property of VICKIE HARTER, IN HER CAPACITY AS ADMINISTRATRIX OF THE ESTATE OF ASHLEY M. HARTER A/K/A ASHLEY MARIE HARTER UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ASHLEY M HARTER A/K/A ASHLEY MARIE HARTER, DECEASED, in suit of WELLS FARGO BANK, NA**

Attorney for the Plaintiff:  
Phelan, Hallinan, Diamond & Jones, LLP  
Philadelphia, PA

MARCUS SIMMS, Acting 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. ED-13-2019**

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, MAY 10, 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.

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Reverse Mortgage Solution, INC  
vs  
Joanne A. Shultz

ALL THAT CERTAIN TRACT OF LAND SITUATE IN WAYNESBURG TOWNSHIP, GREENE COUNTY, PENNSYLVANIA

Address: 170 Tollgate Run Road, Waynesburg, Pennsylvania 15370

Parcel ID/Tax ID Number: 07-20-100

PROPERTY ADDRESS: 170 Tollgate Run Rd, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07-20-100

**Seized and taken into execution to be sold as the property of JOANNE A SHULTZ, in suit of REVERSE MORTGAGE SOLUTIONS, INC.**

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Attorney for the Plaintiff:  
KML Law Group, P.C.

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MARCUS SIMMS, Acting 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. ED-12-2019 AD-875-2018**

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 26 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.

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PNC Bank, National Association  
vs.  
Marilyn Banghart

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF CUMBERLAND, GREENE COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: PARCEL NO. 05-07-511, 05-07-119E ALSO KNOWN AS 127 SCHROYERS LAND, CARMICHAELS, PA 15320

BEING THE SAME PREMISES WHICH MARILYN BANGHART, AN UNMARRIED WOMAN, BY DEED DATED MARCH 15, 2011 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON MAY 20, 2011 IN DEED BOOK 0439, PAGE 1227, GRANTED AND CONVEYED UNTO MARILYN BANGHART AND JOHN WAGGETT. JOHN WAGGETT DIED MARCH 10, 2017, AND PURSUANT TO THE SURVIVORSHIP LANGUAGE ON THE ABOVE REFLECTED DEED ALL OF HIS RIGHTS, TITLE AND INTEREST PASSED TO MARILYN BANGHART.

PROPERTY ADDRESS: 127 Schroyers Land, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-07-111, 05-07-119E

**Seized and taken into execution to be sold as the property of MARILYN BANGHART OR ADULT IN CHARGE, in suit of PNC BANK NATIONAL ASSOCIATION.**

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

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MARCUS SIMMS, Acting Sheriff  
Greene County, Pennsylvania