

The Greene Reports

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Greene County Courthouse, Waynesburg, PA 15370

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June 25, 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.:
June 29 and July 1, 2020

CRIMINAL

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

ORPHANS

Accounts Nisi: July 6, 2020
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**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

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Kayla M. Sammons
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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Jessica L. Phillips, President
Christopher M. Simms, Vice-President
Cheryl Cowen, Secretary
Timothy M. Ross, Treasurer
Christine N. Nash, Ex-Officio

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

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

DUNKARD TOWNSHIP

David M. Fisher to Danielle M. Tennant, et ux., Lot, \$85,000.00 (6-24-20)
Michael T. Williamson to Andrew F. Vanata, et ux., .4078 Acre, \$9,500.00 (6-24-20)
Christopher Michael Danko, et ux., to Debra Jean Cralton Smith, Lot 229 in Bobtown, \$4,000.00 (6-25-20)

FRANKLIN TOWNSHIP

Halie B. Hawk A/K/A Halie B. Gallagher, et ux., to Lance W. Phaturus, Lot 91 in Bonar Plan, \$155,000.00 (6-19-20)
Mona Marie Counts Asset Protection Trust, et al., to Robert Wolfe, Lots, \$135,000.00 (6-24-20)

JEFFERSON TOWNSHIP

George Handford, et al., to JB Real Estate Resources INC, Lots 501-503 in Clyde Land Company No. 2, \$17,000.00 (6-22-20)
Mark R. Throckmorton, et ux., to Juan Huerta, et ux., Lot, \$150,000.00 (6-24-20)

WAYNE TOWNSHIP

Whillam Thomas Jones, et ux., to AMP IV LP, 22.827 Acres, O&G, \$150,000.00 (6-23-20)

WAYNESBURG BOROUGH

Donald John Watreas Estate, et al., to Triple H Realty Group LLC, .60 Acre, \$4,500.00 (6-22-20)

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

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

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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

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

SECOND 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

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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

THIRD PUBLICATION

GILCHRIST, EDITH I.

Late of Perry Township, Greene County, Pennsylvania
Executrix: Karen A. Dever, 47 Chris Street, Belpre, Ohio 45714
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54
South Washington Street, Waynesburg, PA 15370-2036

GRIM, GERALDINE ETHEL a/k/a GERALDINE E. GRIM

Late of Whiteley Township, Greene County, Pennsylvania
Executor: George Grim, 1154 Sugar Run Road, Waynesburg, PA 15370
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA
15370

LARGENT, FRANK O.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Carly Beth Largent, 421 Haines Hollow Road, Waynesburg, PA 15370
Attorney: J. William Hook, Esquire, P.O. Box 792, 189 West High Street,
Waynesburg, PA 15370

SPACHT, DEBORAH L.

Late of Perry Township, Greene County, Pennsylvania
Executor: Donald James Spacht, 110 Ohio Ave., Mt. Morris, PA 15349
Attorney: William C. Robinson, III, 500 Grant Street, Suite 2300, Pittsburgh, PA
15219

WATTERS, LANDEN

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Craig Watters, 330 Tin Can Hollow Road, Rices Landing, PA 15357
Attorney: Edward C. Spontak, Esquire, Jones, Gregg, Crehan & Gerace, LLP, 411
Seventh Avenue, Suite 1200, Pittsburgh, PA 15219

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SHERIFF'S SALE

**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.

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

**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.**

Attorney for the Plaintiff:
Kirk A. King
Waynesburg, PA 724-627-6114

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

SHERIFF'S SALE

**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

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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**

SHERIFF'S SALE

**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.**

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

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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**

SHERIFF'S SALE

**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

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.

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

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