

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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November 21, 2018



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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.:
Nov. 26 Nov. 28, & Nov. 30, 2018

CRIMINAL

Arraignments: Nov. 26, 2018
ARDs: Dec. 10, 2018
ARD Revocations: Dec. 10, 2018
Parole Violations: Dec. 3, 2018
Plea Court: Dec. 11 & 12, 2018
License Suspension Appeals: Dec. 17, 2018

ORPHANS

Accounts Nisi: Dec. 3, 2018
Accounts Absolute: Nov. 16, 2018

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: _____, 2019
Convenes in Pgh.: December 4 - 6, 2018
Convenes in Pgh.: _____, 2019

ARGUMENTS

Argument Court: Dec. 7, 2018

CIVIL

Domestic Relations Contempts:
Nov. 26, 2018
Domestic Relations Appeals
Nov. 26, 2018

JUVENILE

Plea Day: Dec. 20, 2018

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Mathew C Toothman Sr et ux to Richard A Phillips, Lot, \$18,000. (11-9-18)

CUMBERLAND TOWNSHIP

John Paul Wilinski to Julie Mascara, Lots 7-9 Verasko Plan, \$260,000. (11-9-18)

FRANKLIN TOWNSHIP

Tara R Rush et con to Scott B Roberts et ux, .267 Acre, \$265,000. (11-9-18)

GREENSBORO BOROUGH

Theresa Kathleen Shoaf to Arlene R Morris, 2 Lots, \$60,000. (11-15-18)

JACKSON TOWNSHIP

Harry Inghram et ux to Stone Hill Minerals Holdings LLC, 26 Acres O&G, \$182,000. (11-9-18)

JEFFERSON TOWNSHIP

Stanley Walter Kuzlinski Est to Darin Acklin et ux, Lots 68-69, \$133,000. (11-15-18)

MORGAN TOWNSHIP

James D Roberts to Morgan Township, Lot, \$20,000. (11-15-18)

PERRY TOWNSHIP

Joanne L Brookover to Patrick C Franklin, Lot, \$55,000. (11-15-18)

RICHHILL TOWNSHIP

Lynn Croft Davies to Arbala AD3 LLC et al, 245.37 Acres O&G, \$54,081.54 (11-9-18)

Marcia D McKelvey et con to Pikewood Energy Corporation, 23.06 Acres, \$100,500. (11-14-18)

SPRINGHILL TOWNSHIP

Richard J Crosbie et ux to EQT Production Company, 68.134 Acres O&G, \$9,368.42 (11-13-18)

WAYNE TOWNSHIP

Shaun E Wilson to David Woodhouse, 24 Acres, \$47,000. (11-15-18)

WAYNESBURG BOROUGH

Todd R Bland et ux to Waynesburg Bible Chapel Inc, Lots 5 & 6 Ward III, \$77,000. (11-9-18)

Dorothy L Bedillion et con to James M Rush et ux, Lot, \$168,000. (11-9-18)

Betty Jean Walters to Red Bear Rentals LLP, Lot Fairground Plan, \$15,000. (11-15-18)

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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

GARRISON, BETTY L. a/k/a BETTY LEE GARRISON
Late of Dilliner, Greene County, Pennsylvania
Executor: Thomas Mark Garrison, 451 North Porter Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

SECOND PUBLICATION

HOPKINS, DEYSHA L.
Late of Waynesburg, Greene County, Pennsylvania
Administratrix: Sierra D. Phillips, 53 South Morris Street, Waynesburg, PA 15370
Attorney: Michael E. Megrey, Esquire, Woomer & Talarico, LLC,
2945 Banksville Road, Suite 200, Pittsburgh, PA 15216-2749

THIRD PUBLICATION

NONE THIS PUBLICATION

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LEGAL NOTICE

To: Brandy Nicole Henderson

In Re: I.O.H., minor child born August 31, 2016

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 I.O.H., born August 31, 2016. 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 December 10, 2018 at 1:00 p.m. in Courtroom 1 before President 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-37-2018 - No. AD-219-2018**

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, DECEMBER 14, 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.

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Branch Banking and Trust Company
v.
J. Mark Barnes

Owner(s) of property situate in the PERRY TOWNSHIP, GREENE County, Pennsylvania, being 478 Big Shannon Run Road, Mount Morris, PA 15349-2354.

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$89,070.64

PROPERTY ADDRESS: 478 Big Shannon Run Road, Mt. Morris, PA 15349-2354

UPI/TAX PARCEL NUMBER: 20-05-126-A

Seized and taken into execution to be sold as the property of J MARK BARNES in suit of BRANCH BANKING AND TRUST COMPANY

Attorney for the Plaintiff: Phelan, Hallinan, Diamond & Jones, LLP Philadelphia, PA	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-38-2018 - No. AD-934-2015**

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, DECEMBER 14, 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.

U.S. Bank National Association
vs.
Warren E. Christopher, Alice C. Pecjak

All that certain piece of ground in the Township of Monongahela, County of Greene, Pennsylvania, 75.01 x 19.19 x 320.00 x 70.00 x 289.39 x 19.20 and having thereon erected a dwelling known as 915 MAPLETOWN ROAD, GREENSBORO, PA 15338.

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Greene County Deed Book 449, Page 924
Tax Parcel # 16-17-110

TO BE SOLD AS THE PROPERTY OF WARREN E. CHRISTOPHER AND ALICE C. PECJAK ON JUDGMENT NO. AD-935-2015

PROPERTY ADDRESS: 915 Mapletown Rd, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 16-17-110

Seized and taken into execution to be sold as the property of WARREN E. CHRISTOPHER, ALICE C. PECJAK in suit of U.S. BANK NATIONAL ASSOCIATION

Attorney for the Plaintiff: Purcell, Krug & Haller	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-39-2018 - No. AD-789-2017**

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, DECEMBER 14, 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 Parcel No. 0204191 (Acreage or street address)

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$84,235.19

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PROPERTY ADDRESS: 229 South Market St., Carmichaels, PA 15320-1233

UPI/TAX PARCEL NUMBER: 02-04-191

Seized and taken into execution to be sold as the property of DAVID O'DELL DAVIS A/K/A DAVID ODELL DAVIS A/K/A DAVID DAVIS, COLLEEN DAVIS in suit of 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

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

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-33-2018 - No. AD-576-2017**

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, DECEMBER 14, 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.

JPMorgan Chase Bank, National Association
vs.
Ronald Pataski and Theresa Pataski

All that parcel of land in the Township of Morgan, Greene County, Pennsylvania, as more fully described in Deed Book 220, page 1221, being known and designated as: 229 Happy Valley Road, Waynesburg, PA 15370
Containing 7.6125 acres according to a survey made 01/06/1973
Tax/Parcel ID: 17/03/157/R

PROPERTY ADDRESS: 229 Happy Valley Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 17-03-157-T

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Seized and taken into execution to be sold as the property of RONALD PATASKI, THERESA PATASKI in suit of JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

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

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania