

# 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. 91**

**June 18, 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 22 and 24, 2020

## CRIMINAL

Arraignments: June 22, 2020  
ARDs: July 6, 2020  
ARD Revocations: July 6, 2020  
Parole Violations: June 22, 2020  
Plea Court: July 8 & 9, 2020  
License Suspension Appeals: June 22, 2020  
Argument Court: June 29, 2020

## ORPHANS

Accounts Nisi: July 6, 2020  
Accounts Absolute: July 17, 2020

**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

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## THE GREENE REPORTS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

### CENTER AND FRANKLIN TOWNSHIPS

Alena Lue Mason Testamentary Trust, et al., to Stone Hill Minerals Holdings LLC, 107.349 Acres, O&G, \$135,000.00 (6-12-20)  
Pikewood Energy Corporation to Stone Hill Minerals Holdings LLC, 2 Tracts, O&G, \$60,383.81 (6-16-20)

### CUMBERLAND TOWNSHIP

Gerald R. Solomon, II to Douglas R. Wolfe, 2.5 Acres, \$38,500.00 (6-16-20)  
Leslee A. Meiser, A/K/A Leslee A. Giacomel, et ux., to Lynn L. Corl, III, Lot 188 in Nemacolin Plan, \$17,500.00 (6-16-20)  
Tracy R. McCann to Scott B. Marchezak, et ux., Tract, \$255,000.00 (6-18-20)

### FRANKLIN TOWNSHIP

John H. Hughes, Jr., Estate by Guardians, et al., to Hannah L. Garber, et ux., Lots in Crescent Hills Plan, \$175,000.00 (6-15-20)

### GILMORE TOWNSHIP

Shirley Jean Strobe Phillips A/K/A Shirley J Phillips to MMA Mineral Group LLC, 135.231 Acres, \$326.00 (6-16-20)  
Karen Joan Strobe Magee A/K/A Karen S. Magee to MMA Mineral Group LLC, 135.231 Acres, \$326.00 (6-16-20)

### JEFFERSON TOWNSHIP

Mary Beth Minor to Harry E. Husk, III, 2.981 Acres, \$34,132.00 (6-17-20)

### RICHHILL TOWNSHIP

Roger C. Weekly, et al., to CNX Midstream DEVCO I LP, R/W, \$24,000.00 (6-15-20)

### SPRINGHILL TOWNSHIP

William R. Phillips, et ux., to Timothy Spencer, 12.241 Acres, \$160,000.00 (6-12-20)

### WAYNE TOWNSHIP

Lee A. Wiley, et ux., to Scott staggers, et ux., 83.86 Acres, \$87,500.00 (6-16-20)  
Frances Joann Jones to Three Rivers Royalty LLC, 170 Acres, O&G, \$32,825.52 (6-17-20)

### WAYNESBURG BOROUGH

Ryan R. Martin, et al., to Eric W. Brownfield, Lot in Second Ward, \$115,000.00 (6-16-20)  
Robert J. Delansky to Dail Financial LLC, AGR, \$1,000.00 (6-17-20)

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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

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

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

### SECOND 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  
Executrix: George Grim, 1154 Sugar Run Road, Waynesburg, PA 15370  
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA  
15370

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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  
Executrix: 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

### THIRD PUBLICATION

BLAIR, MARGARET ANN a/k/a ANN BLAIR

Late of Richhill Township, Greene County, Pennsylvania  
Executrix: Joyce Krcelich, 100 School House Lane, Carmichaels, PA 15320  
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA  
15370

DONLEY, SALLY ANN

Late of Dunkard Township, Greene County, Pennsylvania  
Executrix: James Michael Walton, 3179 Meadowbridge Ct., Gibsonia, PA 15044  
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792,  
Waynesburg, PA 15370

STONER, LENA L.

Late of Waynesburg, Greene County, Pennsylvania  
Executrix: Patricia M. Kazez, 215 Easy Street, Waynesburg, PA 15370  
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA  
15370

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## INCORPORATION NOTICE

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NOTICE IS HEREBY GIVEN that Articles of Incorporation were filed with the Department of State, Commonwealth of Pennsylvania, at Harrisburg, Pennsylvania, on the 10 day of January, 2020 for the purpose of obtaining a Certificate of Incorporation of a proposed corporation which was organized under the provisions of the Nonprofit Corporation Law of 1988.

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The name of the Corporation is Loved Again Charities which is a nonprofit charity benefitting foster children and at risk families, creating life changing moments through opportunities that will positively impact those we serve. All persons interested in said business are listed below

Tammy Davis  
Scott Church  
Janette Kline

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## SHERIFF'S SALE

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**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.**

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**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

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**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.**

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

**MARCUS SIMMS, 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. 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**

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## SHERIFF'S SALE

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**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 PEMISES 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**

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## SHERIFF'S SALE

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**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**