

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 29, 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.:
Dec. 3, Dec. 5, & Dec. 7, 2018

CRIMINAL

Arraignments: Dec. 3, 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: Dec. 14, 2018

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 8 - 12, 2019
Convenes in Pgh.: December 4 - 6, 2018
Convenes in Pgh.: February 11 - 15, 2019

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ALEPPO TOWNSHIP

Gordon G Durand to JJK Mineral Company II LLC, 2 Tracts O&G, \$25,246. (11-16-18)

CARMICHAELS BOROUGH

Wilmington Savings Fund Society FSB et al to Gregory Betchy, Lots 134 & 135, \$35,000. (11-19-18)

CENTER TOWNSHIP

Mallory T Garner et con to EQT Production Company, 16 Acres, \$3,359.37 (11-16-18)

CUMBERLAND TOWNSHIP

Charles J Kiger et ux to Weichert Workforce Mobility Inc, .40289 Acre Cales Level Lawn Plan, \$130,000. (11-21-18)

Paige L Gearing to Weichert Workforce Mobility Inc, .40289 Acre Cales Level Lawn Plan, \$130,000. (11-21-18)

FRANKLIN TOWNSHIP

Guy Dulaney et ux to EQM Gathering Opco LLC, 5 Tracts, \$525,000. (11-19-18)

John He Lin et ux to John Michael Dulaney et ux, Lot 46 Plan A Arbor Terrace Plan, \$192,000. (11-19-18)

Barry Lee Holzworth Est to Harry E Patton et ux, 46.557 Acres, \$150,000. (11-19-18)

FREEPORT, GILMORE & SPRINGHILL TOWNSHIPS

Pikewood Energy Corporation to Three Rivers Royalty LLC, Tracts O&G, \$107,500. (11-19-18)

GILMORE TOWNSHIP

Cynthia Jane Hennen to Ojeda AD4 LLC et al, 115.099 Acres O&G, \$3,836.63 (11-19-18)

GRAY TOWNSHIP

Spartan West Virginia LLC et al to Case Energy Partners LLC et al, Tracts Minerals, \$29,000. (11-19-18)

GREENE TOWNSHIP

William J Garvin et ux to Ojeda AD4 LLC et al, 57.92 Acres O&G, \$72,400. (11-19-18)

JEFFERSON TOWNSHIP

Florence E Church Est to Sean S Colledge et ux, 2 Tracts, \$83,500. (11-16-18)

Richard P Dolan et ux to James Patrick Magee et ux, Lot 39 Braden Farm Plan, \$55,000. (11-16-18)

Virginia Ann Jones et al to Issam El-Ayazara et con, Lot 2 John A Faddis Plan, \$75,000. (11-16-18)

Northeast Energy Management Inc to William M Kuhns et ux, .25 Acre, \$59,000. (11-20-18)

MONONGAHELA TOWNSHIP

Edward A Chipps Jr et ux to Peggy J Ocker, Tracts, \$65,000. (11-20-18)

RICHHILL TOWNSHIP

Ryan S Sotlery et al to Buddy R Garber et ux, Tract, \$30,000. (11-21-18)

SPRINGHILL TOWNSHIP

Jull Sydney Ginsberg et al to JJK Mineral Company II LLC, 2 Tracts O&G, \$6,298. (11-16-18)

Matthew L Ginsberg et al to JJK Mineral Company II LLC, 2 Tracts O&G, \$6,298. (11-16-18)

WASHINGTON TOWNSHIP

Stephen N Barrett et ux to Charles W Huggins et ux, 1.5966 Acres, \$97,000. (11-19-18)

WAYNE TOWNSHIP

Cardinal Land Company to Bruce Chisler et ux, 4 Tracts, \$135,000. (11-21-18)

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WAYNESBURG BOROUGH

Mil-Nik Inc et al to Wilson Commons LLC, Lot, \$127,000. (11-21-18)

WHITELEY TOWNSHIP

Stephen C Crouse et al to Courtney R Kennell et con, Tract, \$210,000. (11-19-18)

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

JANCO, EDWARD INGATIUS a/k/a EDWARD I. JANCO a/k/a EDWARD JANCO

Late of Rices Landing, Greene County, Pennsylvania

Executrix: Doreen Plavi, % Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

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

PUTILA, ELIZABETH J.

Late of Cumberland Township, Greene County, Pennsylvania

Personal Representative: Mary E. Putila-Fugozzotto, % Davis & Davis Law Offices, James T. Davis, Esquire, 107 East Main Street, Uniontown, PA 15401

Attorney: Davis & Davis Law Offices, James T. Davis, Esquire, 107 East Main Street, Uniontown, PA 15401

SHUMAN, BERNICE

Late of Franklin Township, Greene County, Pennsylvania

Administrator: Roy Travis Tustin, 2546 Oak Forest Road, Waynesburg, PA 15370

Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street, Waynesburg, PA 15370

STOCKDALE, WILMA M.

Late of Waynesburg, Greene County, Pennsylvania

Executer: James S. Stockdale, % Kelly A. Stepp, Esquire, Stepp Law Offices, 64 North Richhill Street, Ste. 101, Waynesburg, PA 15370

Attorney: Kelly A. Stepp, Esquire, Stepp Law Offices, 64 North Richhill Street, Ste. 101, Waynesburg, PA 15370

SECOND PUBLICATION

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GARRISON, BETTY L. a/k/a BETTY LEE GARRISON

Late of Dilliner, Greene County, Pennsylvania

Executer: Thomas Mark Garrison, 451 North Porter Street, Waynesburg, PA 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD 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

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.

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LEGAL NOTICE

NOTICE OF ACTION IN MORTGAGE FORECLOSURE IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA CIVIL ACTION – LAW

WELLS FARGO BANK, NA
Plaintiff

COURT OF COMMON PLEAS

vs.

CIVIL DIVISION

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

GREENE COUNTY

No. AD-214-2018

Defendants

NOTICE

To 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

You are hereby notified that on March 29, 2018, Plaintiff, WELLS FARGO BANK, NA,
filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court
of Common Pleas of GREENE County Pennsylvania, docketed to No. AD-214-2018. Wherein
Plaintiff seeks to foreclose on the mortgage secured on your property located at 519 4TH
AVENUE, WAYNESBURG, PA 15370-1021 whereupon your property would be sold by the
Sheriff of GREENE County.

You are hereby notified to plead to the above referenced Complaint on or before 20 days from
the date of this publication or a Judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney
and file your defenses or objections in writing with the court. You are warned that if you fail to
do so the case may proceed without you and a judgment may be entered against you without
further notice for the relief requested by the plaintiff. You may lose money or property or other
rights important to you.

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YOU SHOULD TAKE THIS NOTICE TO YOUR LAWYER AT ONCE. IF YOU
DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH
BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A
LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

Notice to Defend:
Court Administrator
Greene County Courthouse
Waynesburg, PA 15370
Telephone (724) 852-5237

Southwestern Pennsylvania Legal Aid Society,
Inc.
63 South Washington Street
Waynesburg, PA 15370
Telephone (724) 627-3127

LEGAL NOTICE

Notice of Trust Termination

Advertising Trust Termination due to the death of Therese B. Albert on
August 8, 2018. Decedent's last address was 144 West Wayne St.,
Waynesburg, PA 15370. This notice confirms the existence of the Trust
established by decedent under Revocable Trust dated 6/10/2009 as
amended and restated 1/3/2018. Trustee requests that all persons having
claims against the Trust or the decedent make known the same, and all
persons indebted to the Trust or to the decedent make payment to the
Trustee without delay. Claims and payments may be filed or directed to:
PNC Bank, National Association, Trustee, Attn: Cynthia K. Rarig, 300
Fifth Ave., 31st Fl., Pittsburgh, PA 15222.

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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.

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.

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

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

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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

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