

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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April 9, 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.:
Emergencies Only

CRIMINAL

Arraignments: April 13, 2020
ARDs: -
ARD Revocations: -
Parole Violations: April 13, 2020
Plea Court: -
License Suspension Appeals: -
Argument Court: -

ORPHANS

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

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: June 2, 2020

Convenes in Pgh.: May 4-5, 2020

Convenes in Pgh.: May 11-15, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

CENTER TOWNSHIP

Wayne Rossiter, et ux., to Stephanie N. Spence, et ux., Lot, \$144,200.00 (4-3-20)

CUMBERLAND TOWNSHIP

Thomas P. Fuller, et ux., to Michael J. Schwalm, et ux., 1.205 Acres, \$309,500.00 (4-3-20)

Thomas M. Ricco, et ux., to Bella A. Baker, Lots 26-28 in Block 2 in Hathaway Plan,

\$94,000.00 (4-7-20)

MORGAN TOWNSHIP

Audrey Jean Lorence Estate, et al., to Larry B. Haywood, et ux., Lots 10 & !! in Fairview Plan,

\$60,000.00 (4-7-20)

WAYNE TOWNSHIP

William G. Hilverding, et ux., to Frank P. Kelly, Jr., .5179 Acre, \$53,000.00 (4-6-20)

WAYNESBURG BOROUGH

Tiffany Rose Gardone Estate, et al., to Takashi Suyama, et ux., .12 Acre, \$80,000.00 (4-6-20)

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

ADAMSON, GLENN E., SR.

Late of Morgan Township, Greene County, Pennsylvania

Executor: Glenn E. Adamson, Jr., 279 Powers School Road, Grasville, PA 15337

Attorney: J. William Hook, Esquire, P.O. Box 792, 189 West High Street,

Waynesburg, PA 15370

SECOND PUBLICATION

MURPHY, JANE A.

Late of Jefferson Township, Greene County, Pennsylvania

Administrator: Wayne Harn, c/o Chambers & Pratt, PC, 223 East High Street,

Waynesburg, PA 15370

Attorney: Kimberly J. Simon-Pratt, Esquire, Chambers & Pratt, PC, 223 East High

Street, Waynesburg, PA 15370

THIRD PUBLICATION

FOX, JUSTIN FRANCIS

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Late of Carmichaels, Greene County, Pennsylvania
Co-Administrators: Mark A. Fox, 793 Dutch Run Road, Waynesburg, PA 15370 and
Christine A. Durbin, 134 Hamilton Street, Jefferson, PA 15344
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA
15370

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-925-2016 ED-23-2017**

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, APRIL 17, 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 Guaranty Mortgage Corporation
v.
Christopher C. Shoffner and the United States of America

1969 Mount Morris Road, Township of Whiteley, Waynesburg, PA 15370, Tax Parcel No. 29-02-144B.
Improvements thereon consisting of a Residential Dwelling, sold to satisfy judgment in the amount of \$297,087.65. Sold as the property of Christopher C. Shoffner by value of a Deed recorded in Deed Book 72 at Page 1394.

PROPERTY ADDRESS: 1969 Mount Morris Road, Waynesburg, PA 15370
UPI/ TAX PARCEL NUMBER: 29-02-144B

Seized and taken into execution to be sold as the property of CHRISTOPHER C. SHOFFNER in suit of FIRST GUARANTY MORTGAGE CORPORATION.

Attorney for the Plaintiff:
Stern & Eisenberg PC
Warrington, PA 215-572-8111

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-809-2019 ED-3-2020**

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, APRIL 17, 2020

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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.

PENNYMAC LOAN SERVICES, LLC
VS.
JOHN A. LASKO and KELLY A. LASKO

ALL THAT CERTAIN lot of land situate in Cumberland Township, County of Greene and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling. BEING PREMISES: 102 Cross Street, Carmichaels, PA 15320
TAX PARCEL #05-16-608
PROPERTY ADDRESS: 102 Cross Street, Carmichaels, PA 15320
UPI/ TAX PARCEL NUMBER: 05-16-608

Seized and taken into execution to be sold as the property of JOHN A. AND KELLY A. LASKO, JOHN LASKO in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:
KML Law Group, P.C.
Philadelphia, PA 215-627-1322

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-770-2019 ED-6-2020**

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, APRIL 17, 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.

PNC BANK, NATIONAL ASSOCIATION
VS
JULIE GJORMAND, Solely in Her Capacity as Heir of Ruth Spangenberg, Deceased, HAROLD HANEY Solely in His Capacity as Heir of Ruth Spangenberg, Deceased, KIMBERLY MICHNIAK Solely in Her Capacity as Heir of Ruth Spangenberg, Deceased, The Unknown Heirs of Ruth Spangenberg, Deceased, CHARLES SPANGENBERG Solely in His Capacity as Heir of Ruth Spangenberg, Deceased.

ALL THAT CERTAIN lot of land situate in Borough of Carmichaels, County of Greene and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

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BEING PREMISES: 206 East George Street, Carmichaels, PA 15320

TAX PARCEL #02-01-212 / 02000289

PROPERTY ADDRESS: 206 East George Street, Carmichaels, PA 15320
UPI/ TAX PARCEL NUMBER: 02-01-210 / 02000289

Seized and taken into execution to be sold as the property of JULIE GJORMAND, SOLELY IN HER CAPACITY AS HEIR OF RUTH SPANGENBERG, DECEASED, HAROLD HANEY SOLELY IN HIS CAPACITY AS HEIR OF RUTH SPANGENBERG, DECEASED, KIMBERLY MICHNIAK SOLELY IN HER CAPACITY AS HEIR OF RUTH SPANGENBERG, DECEASED, THE UNKNOWN HEIRS OF RUTH SPANGENBERG, DECEASED, CHARLES SPANGENBERG SOLELY IN HIS CAPACITY AS HEIR OF RUTH SPANGENBERG, DECEASED, in suit of PNC BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
KML LAW GROUP, P.C.
Philadelphia, PA 215-627-1322

MARCUS SIMMS, Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-13-2019 ED-5-2020

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, APRIL 17, 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.

PNC Bank, National Association
Vs.

Daniel G. Welsh as Administrator to the Estate of Barbara Jean Loar, AKA Barbara J. Loar

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN THE TOWNSHIP OF WASHINGTON, GREENE COUNTY, PENNSYLVANIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: ALSO

KNOWN AS RR 2 BOX 134E, AKA 910 DUNN STATION ROAD, PROSPERITY, PA 15329. PARCEL NO. 24-02-102a.

BEING THE SAME PREMISES WHICH VIRGINIA P. SCOTT, NOW VIRGINIA P. BAKER, AND LOUIS J. BAKER, HER HUSBAND, BY DEED DATED JANUARY 25, 1984 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF GREENE COUNTY ON JANUARY 25, 1985 IN DEED BOOK 2, PAGE 174, GRANTED AND CONVEYED UNTO GERALD F. LOAR AND BARBARA JEAN LOAR, HIS WIFE. BARBARA JEAN LOAR HAS DEPARTED THIS WORLD.

PROPERTY ADDRESS: RR 2 Box 134E, AKA 910 Dunn Station Rd, Prosperity, PA 15329
UPI/ TAX PARCEL NUMBER: 24-02-102A

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Seized and taken into execution to be sold as the property of DANIEL G. WELSH, AS ADMINISTRATOR TO THE ESTATE OF BARBARA JEAN LOAR, AKA BARBARA J. LOAR in suit of PNC BANK.

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

MARCUS SIMMS, Sheriff
Greene County, Pennsylvania

ADMINISTRATIVE ORDER

COMMONWEALTH OF PENNSYLVANIA, COURT OF COMMON PLEAS
THIRTEENTH JUDICIAL DISTRICT – GREENE COUNTY

IN RE: OFFICE OF PRESIDENT JUDGE) Court Administration
ADMINISTRATIVE ORDER) Docket No. 4 of 2020

ORDER #4: Covid-19 SUSPENSION OF SHERIFF SALES

AND NOW, this 7th day of April, 2020, and pursuant to this Court's authority during the Declaration of a Judicial Emergency defined by the Pennsylvania Supreme Court, we now Order, as follows:

EFFECTIVE – IMMEDIATELY
AND UNTIL – FURTHER ORDER

ALL GREENE COUNTY SHERIFF'S SALES ARE POSTPONED and shall be continued until a date set by further Court Order, after this Court is Notified that the Declaration of Emergency has expired.

SO ORDERED AND DECREED

Susan K. White
Prothonotary

Farley Toothman
Farley Toothman, President Judge