

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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February 20, 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.:
February 24 and February 26, 2020

CRIMINAL

Arraignments: February 24, 2020
ARDs: March 16, 2020
ARD Revocations: March 16, 2020
Parole Violations: February 24, 2020
Plea Court: March 17 and 18, 2020
License Suspension Appeals: April 20, 2020
Argument Court: February 24, 2020

ORPHANS

Accounts Nisi: March 2, 2020
Accounts Absolute: March 13, 2020

**SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT**

Convenes in Pgh.: April 20-24, 2020
Convenes in Pgh.: March 30-April 3, 2020
Convenes in Pgh.: March 16-20, 2020

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Kayla M. Sammons
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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: March 10, 2020

CIVIL

Domestic Relations Contempts: February 24, 2020
Domestic Relations Appeals: February 24, 2020

JUVENILE

Plea Day: March 19, 2020

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DEED TRANSFERS

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

GILMORE TOWNSHIP

Janice D. Eddy, et al., to James E. Taylor, et ux., .864 Acre, \$120,000.00 (2-19-20)

JEFFERSON TOWNSHIP

Marvin D. Knight by Atty-in-Fact, et al., to Howard E. Dohn, Jr., et ux., 3.081 Acres, \$20,000.00 (2-20-20)

MORRIS TOWNSHIP

CNX Land LLC to David Balint, et ux., 2 Tracts, \$172,000.00 (2-18-20)

RICES LANDING BOROUGH

Erik S. Mullen to Christine A. Bailey, 2 Lots, \$500.00 (2-19-20)

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

CHRISTOPHER, JANE E.

Late of Greensboro Borough, Greene County, Pennsylvania
Administrator: Chantel N. Christopher-Fisher, c/o Davis & Davis Law Offices,
Jeremy J. Davis, Esquire, 107 East Main Street, Uniontown, PA 15401
Attorney: Jeremy J. Davis, Esquire, Davis & Davis Law Offices, 107 East Main Street, Uniontown, PA 15401

FOX, JEAN E.

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Lorie Widdup, 106 Huntington Woods, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

ROBERTS, JAMES D.

Late of Waynesburg, Greene County, Pennsylvania
Administrator: Nikolas C. Larrow Roberts, 2401 Glenarm Avenue, Pittsburgh, PA 15226
Attorney: None

THOMAS, WILLIAM P., JR.

Late of Waynesburg, Greene County, Pennsylvania
Co Administrators: William P. Thomas, III, 456 Church Run Road, Spraggs, PA 15362 and Karl A. Thomas, 874 Poulos Road, Indiana, PA 15701

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

SECOND PUBLICATION

GIACOMEL, LOUISE E.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Lara M. Keene, c/o Benjamin F. Goodwin, Esquire, 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401
Attorney: Benjamin F. Goodwin, Esquire, 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401

ROBERTS, TINA LYNN

Late of Morgan Township, Greene County, Pennsylvania
Administrator: James M. Roberts, c/o Kristen L. Behrens, Esquire, 457 Haddonfield Road, Suite 700, Cherry Hill, NJ 08002
Attorney: Kristen L. Behrens, Esquire, 457 Haddonfield Road, Suite 700, Cherry Hill, NJ, 08002

THIRD PUBLICATION

CARNOCK, AUGUST, JR. a/k/a AUGUST STEVEN CARNOCK, JR.

Late of Jefferson, Greene County, Pennsylvania
Executor: August Carnock, III, 203 Washington Street, Jefferson, PA 15344
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

MARTIN, EMIL BERNARD a/k/a EMIL B. MARTIN a/k/a EMIL MARTIN

Late of Bobtown, Greene County, Pennsylvania
Executrix: Marita L. Kovach Gugliotta, c/o Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

MORGAN, MATTIE B.

Late of Cumberland Township, Greene County, Pennsylvania
Executor: John E. Morgan, c/o Kelly A. Stepp, Esquire, Stepp Law Offices, 64 N. Richhill Street, Suite 101, Waynesburg, PA 15370
Attorney: Kelly A. Stepp, Esquire, Stepp Law Offices, 4 N. Richhill Street, Suite 101, Waynesburg, PA 15370

LEGAL NOTICE

To: Unknown Father

In Re: J.P. minor child, born September 5, 2017

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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, J.P. born September 5, 2017. 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 March 3, 2020 at 9:00 a.m. in the assigned courtroom before 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. AD-721-2019 ED-1-2020**

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, MARCH 13, 2019
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 and Loan Association of Greene County
Vs.
Estate of James H. Lewis, Sr.

ALL those two parcels of land situate in Franklin Township, Greene County, Pennsylvania, having erected a one unit, ranch, white vinyl siding (manufactured) home with an address of 168 Cook Avenue, Waynesburg, PA 15370.

TAX PARCEL #07-22-178

PROPERTY ADDRESS: 168 Cook Avenue, Waynesburg, PA 15370

UPI/ TAX PARCEL NUMBER: 07/22/178//

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Seized and taken into execution to be sold as the property of JAMES H. LEWIS, SR, CONNIE SUE LEWIS (OCCUPANT), ESTATE OF JAMES H. LEWIS, SR. in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE.

Attorney for the Plaintiff:
Kirk A. King

MARCUS SIMMS, Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-183-2019 ED-75-2019

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, MARCH 13, 2019
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.

F.N.B. Properties Company, Inc.
Vs.
Thomas Bate Jr. and Kathy I. Bate.

ALL OF THE RIGHT, TITLE INTEREST AND CLAIM OF THOMAS BATE, JR. AND KATHY I. BATE, DEFENDANTS, OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH OF PENNSYLVANIA, COUNTY OF GREENE AND TOWNSHIP OF DUNKARD.

HAVING ERECTED THEREON A PERSONAL DWELLING BEING KNOWN AND NUMBERED AS 272 MOUNT PLEASANT ROAD, DILLINER, PA 15327, DEED BOOK VOL. 130, PAGE 414, PARCEL ID NO. 06-06-209A.

PROPERTY ADDRESS: 272 Mt. Pleasant Road, Dilliner, PA 15327

UPI/ TAX PARCEL NUMBER: 06-06-209A

Seized and taken into execution to be sold as the property of KATHY I. BATE, THOMAS BATE, JR. in suit of F.N.B. PROPERTIES COMPANY, INC..

Attorney for the Plaintiff:
Stepoe & Johnson
Canonsburg, PA 724-749-3196

MARCUS SIMMS, Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

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By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-184-2016 ED-33-2016

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, MARCH 13, 2019
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 as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A c/o Nationstar Mortgage LLC

Vs.
Kermit L. Wright
Larina L. Wright a/k/a Larina I. Wright

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

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 102 McQuay Road, Waynesburg, PA 15370

TAX PARCEL #03-10-110

PROPERTY ADDRESS: 102 McQuay Road, Waynesburg, PA 15370

UPI/ TAX PARCEL NUMBER: 03-10-110

Seized and taken into execution to be sold as the property of LARINA L. WRIGHT A/K/A LARINA I. WRIGHT, KERMIT L. WRIGHT in suit of THE BANK OF NEW YORK MELLON AS INDENTURE TRUSTEE FOR NATIONSTAR EQUITY LOAN TRUST 2009-A C/O NATIONSTAR MORTGAGE LLC.

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

MARCUS SIMMS, Sheriff
Greene County, Pennsylvania