

# 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. 18**

**January 24, 2019**

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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.:  
Jan. 21, 23, & 25, 2019

## CRIMINAL

Arraignments: Jan. 14, 2019  
ARDs: Jan. 14, 2019  
ARD Revocations: Jan. 14, 2019  
Parole Violations: Jan. 22, 2019  
Plea Court: Jan. 15 & 16, 2019  
License Suspension Appeals: Feb. 19, 2019

## ORPHANS

Accounts Nisi: Feb. 4, 2019  
Accounts Absolute: Jan. 18, 2019

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: April 8 - 12, 2019  
Convenes in Pgh.: January 14 - 18, 2019  
Convenes in Pgh.: February 11 - 15, 2019

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
Editor: Josephine L. Ketcham  
E-mail address: [editor.greeneports@yahoo.com](mailto: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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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## THE GREENE COUNTY BAR ASSOCIATION

Jessica Phillips, President  
Christopher Simms, Vice-President  
Cheryl Cowen, Secretary  
Timothy 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.

### CUMBERLAND TOWNSHIP

Sheila Plavi to Ronald E Shaffer III et ux, Lot 259 Crucible, \$69,500. (1-7-19)  
Gerald W Newman et ux to Andrew C Payton et ux, Lot 3 Pechin Subdivision, \$174,000. (1-9-19)  
Wilmington Savings Fund Society FB to Keith A Bowser et ux, Lots 43-43 Colonial Heights Plan, \$55,000. (1-10-19)  
Mary Jo Rice by TCB to Redevelopment Authority of Greene County, .130 Acre, \$22,821.60 (1-10-19)  
Diana L Perry by TCB to Redevelopment Authority of Greene County, .150 Acre, \$44,192.80 (1-10-19)  
Diana L Perry by TCB to Redevelopment Authority of Greene County, .150 Acre, \$34,475.60 (1-10-19)  
Robert Howard Nichols by TCB to Redevelopment Authority of Greene County, .150 Acre, \$38,687.20 (1-10-19)  
Scott A Laverly by TCB to Redevelopment Authority of Greene County, .120 Acre, \$22,895.60 (1-10-19)  
Rhonda Hull by TCB to Redevelopment Authority of Greene County, .070 Acre, \$26,018.40 (1-10-19)

### DUNKARD TOWNSHIP

Joshua Douglas Keener to Cathy L Walters, .541 Acre, 45,050. (1-8-19)

### FRANKLIN TOWNSHIP

Jarrod W Richter et ux to Rachelle A Kamenos, Lots West Waynesburg, \$265,000. (1-4-19)

### GILMORE TOWNSHIP

Gary James Hennen to Ojeda AD4 LLC et al, 115.099 Acres O&G, \$3,836.63 (1-8-19)  
Marilyn A Lingenfelder by Atty-in-fact to VES land LLC, 87.174 Acres O&G, \$54,490. (1-10-19)

### GRAY TOWNSHIP

Streamline Management LLC to Five Caddies LLC, .371 Acre, \$135,000. (1-9-19)

### MORGAN TOWNSHIP

James L Barnes Est to Tesla N London, .71 Acre, \$63,900. (1-7-19)  
Bernadette Lawrence by TCB to Roy E Tedrow Sr, Lot 314 Mather, \$43,082.80 (1-10-19)

### MORRIS TOWNSHIP

David Durbin et ux to EQM Gathering OPCO LLC, 74.69 Acres, \$10,000. (1-10-19)  
K Myles Hamilton et ux to EQM Gathering OPCO LLC, 40.95 Acres, \$37,680.80 (1-10-19)

### SPRINGHILL, FREEPORT, GILMORE, WAYNE, PERRY, CENTER, WASHINGTON,

### JACKSON, ALEPPO & RICHHILL TOWNSHIPS

Puma Petroleum Crop to KTD Oil and Gas LLC, Asgmt, \$1,600. (1-4-19)  
Puma Petroleum Crop to KTD Oil and Gas LLC, Add RT Tax, \$400. (1-4-19)  
Puma Petroleum Crop to KTD Oil and Gas LLC, Asgmt, \$1,600. (1-4-19)  
Puma Petroleum Crop to KTD Oil and Gas LLC, Add RT Tax, \$400. (1-4-19)  
Puma Petroleum Crop to KTD Oil and Gas LLC, Asgmt, \$1,600. (1-4-19)  
Puma Petroleum Crop to KTD Oil and Gas LLC, Add RT Tax, \$400. (1-4-19)

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## WAYNE TOWNSHIP

Daniel L Hilverding II et al to Stephen M Harmon, Lots L L Thomas Plan, \$6,000. (1-4-19)  
Thomas L Black by TCB to Rose Hartman, .12 Acre, \$2,389. (1-8-19)  
Gary Long to Tracy Ponceroff et con, 2 Tracts, \$16,000. (1-10-19)

## WAYNE AND WHITELEY TOWNSHIPS

Brenda K Cabus to Rock Creek Royalty LLC et al, 9 Tracts O&G, \$2,500. (1-9-19)  
Clark A Andrews to Rock Creek Royalty LLC et al, 9 Tracts O&G, \$2,200. (1-9-19)

## WAYNESBURG BOROUGH

First Federal Savings & Loan to Drew Summersgill, Lot Temple Addition, \$58,200. (1-4-19)  
Harry L Herrod Jr by TCB to Waynesburg Moose Lodge 461, .030 Acre, \$61,849.20 (1-10-19)  
Uni-Marts by TCB to SEF Land LLC, .220 Acre, \$178,665.60 (1-10-19)

## WHITELEY TOWNSHIP

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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

FARLEY, FRANK E.

Late of Franklin Township, Greene County, Pennsylvania  
Executor: Steven G. Hixenbaugh, 303 Sunshine Lane, Waynesburg, PA 15370  
Attorney: Jeffry N. Grimes, Esquire, 7 South Washington Street,  
Waynesburg, PA 15370

HOPKINS, DAVID L.

Late of Jefferson, Greene County, Pennsylvania  
Executrix: Patricia A. Celli, 109 1st Street, Jefferson, PA 15344  
Attorney: Jeffry N. Grimes, Esquire, 7 South Washington Street,  
Waynesburg, PA 15370

JOHNSON, BETTY R.

Late of Waynesburg, Greene County, Pennsylvania  
Executors: David R Johnson and Dana R. Johnson, % 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

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KATCHMARK, ERMA B.

Late of Morgan Township, Greene County, Pennsylvania  
Co-Executors: Sharon Kormanik and Danny Lee Herrod, % Edward C. Spontak,  
Esquire, Jones, Gregg, Creehan & Gerace, LLP, 411 Seventh Avenue,  
Suite 1200, Pittsburgh, PA 15219  
Attorney: Edward C. Spontak, Esquire, Jones, Gregg, Creehan & Gerace, LLP,  
411 Seventh Avenue, Suite 1200, Pittsburgh, PA 15219

### SECOND PUBLICATION

TOLAND, THEODORE L.

Late of Center Township, Greene County, Pennsylvania  
Administrator: Carl Lucas Toland, 2070 Oak Forest Road, Waynesburg, PA 15370  
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,  
Waynesburg, PA 15370

### THIRD PUBLICATION

NONE THIS PUBLICATION

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## FIRST AND FINAL ACCOUNTS

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**LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON February 4, 2019 FOR NISI CONFIRMATION AND ON February 14, 2019 FOR FINAL CONFIRMATION.**

**The First & Final Account of David J Russo, Executor of the Estate of Mary Jane Troupe, late of Cumberland Township, Greene County, Pennsylvania.**

**Attorney: David J Russo, Esquire  
192 West High Street  
Waynesburg PA 15370**

**The First & Final Account of Michael Holbert, Executor of the Estate of Barbara Ann Holbert, Deceased.**

**Attorney: Kimberly J. Simon-Pratt Esquire  
223 East High Street  
Waynesburg PA 15370**

# The Greene Reports

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\*\*\*\*\*  
**SHERIFF'S SALE**  
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**By Virtue of a Writ of Execution (Mortgage Foreclosure)**  
**No. ED-63-2018**

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, FEBRUARY 8, 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.

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Bayview Loan Servicing LLC  
VS  
Sally Harbarger

ALL THAT CERTAIN parcel of land situate in the Village of Alicia No. 2, Monongahela Township, Greene County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly line of Water Street, at corner of lot occupied by House No. 5; thence by said lot occupied by House No. 5, South 25 degrees 45 minutes West, a distance of 149.36 feet to a 16.00 foot alley; thence by said alley, North 62 degrees 02 minutes West, a distance of 54.74 feet; thence by lot occupied by House No. 3, North 24 degrees 54 minutes East, a distance of 146.77 feet to the Southerly line of Water Street; thence by said Water Street, South 64 degrees 45 minutes, East a distance of 56.90 feet to the place of beginning.

CONTAINING an area of 0.1897 of an acre, and having a dwelling erected thereon known at House No. 4 at Alicia No. 2 Village.

BEING known as 177 Alicia Main Street, Greensboro, PA 15338

BEING Parcel #16-000168 / Alt Tax ID: 16-06-144

PROPERTY ADDRESS: 177 Alicia Main St. f/k/a 176 Mans St. Alicia, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 16-000168

**Seized and taken into execution to be sold as the property of SALLY HARBARGER in suit of BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY**

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Attorney for the Plaintiff:  
Shapiro & DeNardo, LLC  
King of Prussia, 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. AD-725-2015 / ED-59-2018**

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, FEBRUARY 8, 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.

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CITIMORTGAGE, INC.  
VS.  
PAUL M. ROMANAKIS  
DAVIDA ROMANAKIS

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN WASHINGTON TOWNSHIP, GREENE COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOW:

BEING KNOWN AS: 389 LOCUST DRIVE, WAYNESBURG, PA 15370  
PARCEL #24-05-144B

PROPERTY ADDRESS: 389 Locust Drive, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 0

**Seized and taken into execution to be sold as the property of PAUL M. ROMANAKIS, DAVIDA ROMANAKIS is suit of CITIMORTGAGE INC**

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Attorney for the Plaintiff:  
Powers, Kern & Associates, LLC  
Trevose, PA

BRIAN A. TENNANT, 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. ED-58-2018 / AD-405-2018**

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, JANUARY 25, 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.

\_\_\_\_\_  
PNC Bank, National Association, Successor by Merger to National City Mortgage a Division of National City Bank

v.

John D. Childs  
Jamie L. Childs

Owner(s) of property situate in the CUMBERLAND TOWNSHIP, GREENE County, Pennsylvania, being 470 North Eighty-Eight Road, Carmichaels, PA 15320  
Parcel No. 05-02-138-B, 05-02-138-C (Acreage or street address)  
Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$106,019.88

PROPERTY ADDRESS: 470 North Eighty-Eight Rd, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-02-138-B, 05-02-138-C

**Seized and taken into execution to be sold as the property of JOHN D CHILDS, JAMIE L CHILDS in suit of PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK**

\_\_\_\_\_  
Attorney for the Plaintiff:  
Phelan Hallinan Diamond & Jones

**BRIAN A. TENNANT, 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. ED-45-2018 / AD-223-2018**

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, JANUARY 25, 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.

\_\_\_\_\_  
WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST % RUSHMORE LOAN MANAGEMENT SERVICES, LLC

VS  
JEFFREY A. PHILLIPS  
DONNA M. PHILLIPS

ALL THAT CERTAIN TRACT OF LAND SITUATE IN WHITELEY TOWNSHIP, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:  
ADDRESS: 339 Patterson Run Road, Waynesburg, PA 15370  
PARCEL ID NO: 29-03-152-C

PROPERTY ADDRESS: 339 Patterson Run Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 29-03-152-C

**Seized and taken into execution to be sold as the property of JEFFREY A PHILLIPS, DONNA M PHILLIPS in suit of WILMINGTON SAVINGS FUND SOCIETY, FAB, D/B/A/ CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE**

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

**BRIAN A. TENNANT, SHERIFF**  
Greene County, Pennsylvania