

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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January 2, 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.:
January 6 and 8, 2020

CRIMINAL

Arraignments: January 6, 2020
ARDs: January 13, 2020
ARD Revocations: January 13, 2020
Parole Violations: January 6, 2020
Plea Court: January 14 and 15, 2020
License Suspension Appeals: February 18, 2020
Argument Court: January 27, 2020

ORPHANS

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

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 20-24, 2020

Convenes in Pgh.: January 6-10, 2020

Convenes in Pgh.: February 10-14, 2020

ARGUMENTS

Argument Court: January 14, 2020

CIVIL

Domestic Relations Contempts: January 27,
2020
Domestic Relations Appeals: January 27, 2020

JUVENILE

Plea Day: January 16, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Kevin M. Doody, et ux., to Contura Pennsylvania Land LLC, .586 Acre, \$220,000.00 (12-30-19)

CLARKSVILLE BOROUGH

William M. Muhly, Jr., et al., to James A. Adamson, et ux., 2 Lots, \$64,000.00 (12-31-19)

CUMBERLAND TOWNSHIP

Larry Snyder, et ux., to CJF Property Holding LLC, 1.2356 Acres, \$20,000.00 (12-30-19)

MONONGAHELA TOWNSHIP

David L. Kelly, et ux., to Richard P. Jordan, 2 Tracts, \$12,250.00 (12-31-19)

MORGAN TOWNSHIP

Pennsylvania Housing Finance Agency to Frances M. Burgess, Lot 614 in Mather Plan, \$72,000.00 (12-27-19)

Dona Jean Gamble Revocable Trust, et ux., to Wilbur Vincent Hetrick, II, Lot 36 in Teegarden Homes Plan, \$27,500.00 (12-30-19)

Victoria P. Debolt Estate, et al., to Daniel J. Clemens, et ux., Lot 1014 in Mather, \$189,000.00 (1-2-20)

RICHHILL TOWNSHIP

Roy D. Haller By POA, et al., to Twin Ridge Farm LLC, Tract, O&G, Minerals, \$500,000.00 (12-31-19)

SPRINGHILL TOWNSHIP

Gregory Andrew Karabetsos, et ux., to William R. Wise, Sr., 114.69 Acres, \$199,900.00 (12-31-19)

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, DUANE E.

Late of Morgan Township, Greene County, Pennsylvania
Executor: James Adamson, 1000 Jefferson Road, Waynesburg, PA 15370
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370

PRUNTY, ANGELA C.

Late of Perry Township, Greene County, Pennsylvania
Executor: Steven R. Curfman, 265 Hackelbender Run, Mt. Morris, PA 15349
Attorney: None

WARNER, LEWIS N.

Late of Monongahela Township, Greene County, Pennsylvania
Co-Executrices: Lisa Main, 77 N. Porter Street, Waynesburg, PA 15370 and Victoria Moore, 855 Oak Forest Road, Brave, PA 15316
Attorney: Christopher Michael Simms, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

WILLY, ARLEIGH, JR.

Late of Jackson Township, Greene County, Pennsylvania
Executrix: Cheri Wyant-Phillips, 169 Jay Phillips Hill Road, Spraggs, PA 15362
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

DAVIS, DANIEL

Late of Waynesburg, Greene County, Pennsylvania
Co-Administrators: Lori Paletta-Davis and Dan Davis, 130 Colonial Drive, Waynesburg, PA 15370
Attorney: Michael Jacks, Esquire, c/o Umina Legal, PLLC 157 Walnut Street, Morgantown, WV 26505

LOHR, DEREK ALLEN

Late of Waynesburg, Greene County, Pennsylvania
Administratrix: Patricia N. Lohr, 280 Washington Road, Waynesburg, PA 15370

Attorney: Michael Jacks, Esquire, c/o Umina Legal, PLLC 157 Walnut Street, Morgantown, WV 26505

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS
GREENE COUNTY
CIVIL ACTION - LAW
ACTION OF MORTGAGE FORECLOSURE
Term No. AD-770-2019

NOTICE OF ACTION IN MORTGAGE FORECLOSURE
PNC BANK, NATIONAL ASSOCIATION
Plaintiff

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
Mortgagor and Real Owner
Defendant

TO The Unknown Heirs of Ruth Spangenberg Deceased, MORTAGOR AND REAL OWNER, DEFENDANT whose last known address is 487 Virginia Avenue Herndon, VA 20170. THIS FIRM IS A DEBT COLLECTOR AND WE ARE ATTEMPTING TO COLLECT A DEBT OWED TO OUR CLIENT. ANY INFORMATION OBTAINED FROM YOU WILL BE USED FOR THE PURPOSE OF COLLECTING THE DEBT. You are hereby notified that Plaintiff PNC BANK, NATIONAL ASSOCIATION, has 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-770-2019 wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 206 East George Street Carmichaels, PA 15320 whereupon your property will be sold by the Sheriff of Greene.

NOTICE

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after the Complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the Court without further notice for any money claim in the Complaint of for any other claim or relief requested by the Plaintiff. You may lose money or property or other rights important to you.

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. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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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.

COURT ADMINISTRATOR
Law Library
Greene County Courthouse
Waynesburg, PA 15370
412-852-5237

SOUTHWESTERN PENNSYLVANIA LEGAL AID SOCIETY
93 East High Street
Waynesburg, PA 15370
412-627-3127

Michael T. McKeever
Attorney for Plaintiff
KML Law Group, P.C., PC
Suite 5000, BNY Independence Center
701 Market Street
Philadelphia, PA 19106-1532
215-627-1322

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-65-2019 AD-577-2019**

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, JANUARY 17, 2020
AT 10:00 O'CLOCK A.M.**

Community Bank
Vs.
Jacob S. Sigley and Shannen R. Sigley

All the right, title and interest of the Jacob S. Sigley and Shannen R. Sigley, Owners or reputed Owners, in and to:

ALL that certain tract of land situate in Cumberland Township, Greene County, Pennsylvania, bounded and described as follows:

FOR PRIOR TITLE see Deed dated December 16, 2014, from Mary Jane White, single, to Jacob S. Sigley and Shannen R. Sigley, his wife and recorded in the Greene County Recorder of Deeds Office on December 16, 2014, at Deed Book Volume 475, Page 1201.

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PROPERTY ADDRESS: 439 Sheridan Ave., Nemacolin, PA 15461

UPI/ TAX PARCEL NUMBER: 05-35-504

Seized and taken into execution to be sold as the property of JACOB S. SIGLEY, OCCUPANT, SHANNEN SIGLEY in suit of COMMUNITY BANK.

Attorney for the Plaintiff:
Thomas O. Vreeland, Esquire
Washington, PA 724-228-7000

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