

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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March 5, 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.:
March 9 and March 11, 2020

CRIMINAL

Arraignments: March 9, 2020
ARDs: March 16, 2020
ARD Revocations: March 16, 2020
Parole Violations: March 9, 2020
Plea Court: March 17 and 18, 2020
License Suspension Appeals: April 20, 2020
Argument Court: March 30, 2020

ORPHANS

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

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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

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CIVIL

Domestic Relations Contempts: March 23,
2020
Domestic Relations Appeals: March 23,
2020

JUVENILE

Plea Day: March 19, 2020

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Anna Laurie Winters, et ux., to Rice Drilling B LLC, 139.48 Acres, O&G, \$2,914.84 (3-4-20)
Leonard J. George, et ux., to Joseph F. John, II, 14.30 Acres, \$3,000.00 (3-5-20)

CUMBERLAND TOWNSHIP

Robert Alan Domovich, et al., to John Hughes, 2.0306 Acres, \$53,502.00 (3-3-20)
Ronald Lee Stoffa to Walter R. Cramer, et ux., Lots 2-3 in Crucible Plan, \$15,000,000 (3-5-20)

FRANKLIN TOWNSHIP

Samuel P. McLaughlin, et ux., to Joseph Charles Spiker, .661 Acre, \$269,900.00 (2-28-20)
Joseph A. Cogar, et ux., to Brian Patrick Orosz, et ux., Lot 16 in Carpenter Plan, \$172,000.00 (3-5-20)

Kirby L. Owens, et ux., to Christopher R. Ramsey, Lot 4 in Coal Lock Plan, \$245,000.00 (3-5-20)

RICHHILL TOWNSHIP

Loren R. Harris, et ux., to VES Land LLC, et al., 134.11 Acres, O&G, \$5,000.00 (2-28-20)

WAYNESBURG BOROUGH

Sherry L. Fuller, et ux., to Sherry L. Fuller, Tracts, \$5,000.00 (3-2-20)

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

HOWARD, DONALD SHERWOOD

Late of Dunkard Township, Greene County, Pennsylvania
Executor: Franklin D. Howard, PO Box 74, Mt. Morris, PA 15349
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

MORRIS, MARCIA K.

Late of Franklin Township, Greene County, Pennsylvania
Co-Executors: Samuel R. Morris, 705 Sherman Ave., Waynesburg, PA 15370 and
Christopher W. Morris, 2916 Yellowstone Drive, Lawrence, KS, 66047
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

NICKLER, ELIZABETH

Late of Rices Landing Borough, Greene County, Pennsylvania

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Executrix: Cassandra Menhart, 236 Crucible Road, Rices Landing, PA 15357
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

STEPHENSON, JAMES J.

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Sharon D. Stephenson, 333 Second Avenue, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

TIERAN, ROY R., SR. a/k/a RONALD TIERNAN, SR.

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Linda Criss, 1075 11th Street, Waynesburg, PA 15370
Attorney: Bradley M. Bassi, Esquire, Bassi, Vreeland & Associates, PC, PO Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

THOMAS, BILLY J. a/k/a BILLY JACKSON THOMAS

Late of Franklin Township, Greene County, Pennsylvania
Co-Executors: Joey Bill Thomas, 805 Bonar Avenue, Waynesburg, PA 15370 and Tanya Lee Briand, 7424 Twisted Branch St NE, Albuquerque, NM 87113
Attorney: J. William Hook, Esquire, PO Box 792, 189 West High Street, Waynesburg, PA 15370

SECOND PUBLICATION

BEDILION, GARY L.

Late of Jefferson Township, Greene County, Pennsylvania
Administratrix: Tammy S. Koratich, 121 Bedilion Road, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

PHILLIPS, ROGER LEE

Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Kathy P. Millikin, 138 Long Woods Road, Waynesburg, PA 15370
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD 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

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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
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-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//

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

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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:
Stephoe & Johnson
Canonsburg, PA 724-749-3196

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

SHERIFF'S SALE

**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.**

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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**