

# 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. 68**

**January 9, 2020**

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## Table of Contents

<b>Deed Transfers .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 3</b>
<b>Legal Notices .....</b>	<b>Page 4</b>
<b>Sheriff's Sale .....</b>	<b>Page 6</b>
<b>Superior Court Notice .....</b>	<b>Page 7</b>

Serving the Legal Community of Greene County  
Since October 1982

# The Greene Reports

2-----1/09/20-----

**COURT OF COMMON PLEAS**  
Honorable Farley Toothman, President Judge  
Honorable Louis Dayich, Judge

## MOTIONS

Criminal & Civil & O.C.:  
January 13 and 15, 2020

## CRIMINAL

Arraignments: January 13, 2020  
ARDs: January 13, 2020  
ARD Revocations: January 13, 2020  
Parole Violations: January 13, 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.: February 17-21, 2020  
Convenes in Pgh.: February 10-14, 2020

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## **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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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## **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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## 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

-----1/09/20-----3

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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.

### ALEPPO TOWNSHIP

Golden Eagle Resources II LLC to Robert J. Lewis, et ux., 25.22 Acres, \$30,000.00 (1-3-20)

### CUMBERLAND TOWNSHIP

Ronald L. May, et ux., to Donna Watters, et ux., .154270 Acre, \$3,000.00 (1-7-20)

TW Plus LLC to Catherine D. Cole, .150 Acre, \$500.00 (1-8-20)

### GILMORE TOWNSHIP

Deanna R. Rode, et ux., to CNX Midstream Devco III LP, 51.78 Acres, \$292,883 (1-6-20)

### WASHINGTON TOWNSHIP

Daniel L. Titchenell, et al., to Matthew R. Selvoski, et ux., 4.593 Acres, \$400,000.00 (1-7-20)

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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

SHULTZ, DONALD R.

Late of Franklin Township, Greene County, Pennsylvania

Executrix: Jane Henderson, 1144 Porter Street, Waynesburg, PA 15370

Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

### SECOND 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

# The Greene Reports

4-----1/09/20-----

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

## THIRD 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

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## LEGAL NOTICE

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IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
A.D. NO. 823, 2019

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

First Federal Savings and Loan Association of Greene County, Plaintiff  
Vs.  
Yolanda Janice Wiehler and Robert Hans Wiehler, wife and husband, their heirs, successors and assigns

TO: Yolanda Janice Wiehler and Robert Hans Wiehler, wife and husband, their heirs, successors and assigns

PRESENTLY OR FORMERLY OF 277 South Washington Street, Waynesburg, PA 15370. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 277 South Washington Street, Waynesburg, PA 15370 because you have failed to make regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the Plaintiff, First Federal Savings and Loan Association of Greene County. The lawsuit is filed in the Greene County Court of Common Pleas, at the above term and number.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

# The Greene Reports

-----1/09/20-----5

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE, IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

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.

## LAWYER REFERRAL SERVICE

Greene County  
Greene County Courthouse  
10 East High Street  
Waynesburg, PA 15370  
724-852-5237

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## LEGAL NOTICE

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IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA  
CIVIL ACTION – LAW  
A.D. NO. 787, 2019

### NOTICE OF ACTION IN MORTGAGE FORECLOSURE

First Federal Savings and Loan Association of Greene County, Plaintiff  
Vs.  
Kelsey Lauren Collins a/k/a Kelsey L. Collins her heirs, successors and assigns

TO: Kelsey Lauren Collins a/k/a Kelsey L. Collins her heirs, successors and assigns

PRESENTLY OR FORMERLY 120 Rocky Run Road, Dilliner, PA 15327. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 437-1/2 Race Street, Waynesburg, PA 15370 because you have failed to make regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the Plaintiff, First Federal Savings and Loan Association of Greene County. The lawsuit is filed in the Greene County Court of Common Pleas, at the above term and number.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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6-----1/09/20-----

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LAWYER REFERRAL SERVICE  
Greene County  
Greene County Courthouse  
10 East High Street  
Waynesburg, PA 15370  
724-852-5237

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## SHERIFF'S SALE

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**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.

PROPERTY ADDRESS: 439 Sheridan Ave., Nemaocolin, 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**

# The Greene Reports

-----1/09/20-----7

## SUPREME COURT OF PENNSYLVANIA CIVIL PROCEDURAL RULES COMMITTEE

### Rule 238. Damages for delay in Action for Bodily Injury, Death or Property Damage

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#### Addendum to Explanatory Comment (2020)

The prime rate as set forth in the first edition of the Wall Street Journal for a particular year is the basis for calculating damages for delay under Pa.R.C.P. No. 238 as revised November 7, 1988. The prime rate published in the first edition of the Wall Street Journal for each of the years specified is as follows:

Date of Publication	Prime Rate Percentage
<b>January 2, 2020</b>	<b>4 ¾</b>
January 2, 2019	5 ½
January 2, 2018	4 ½
January 3, 2017	3 ¾
January 4, 2016	3 ½
January 2, 2015	3 ¼
January 2, 2014	3 ¼
January 2, 2013	3 ¼
January 3, 2012	3 ¼
January 3, 2011	3 ¼
January 4, 2010	3 ¼
January 2, 2009	3 ¼
January 2, 2008	7 ¼
January 2, 2007	8 ¼
January 3, 2006	7 ¼
January 3, 2005	5 ¼
January 2, 2004	4
January 2, 2003	4 ¼
January 2, 2002	4 ¾
January 2, 2001	9 ½
January 3, 2000	8 ½
January 2, 1999	7 ¾
January 2, 1998	8 ½

NOTE: The prime rate for the years 1980 through 1997 may be found in the Addendum to the Explanatory Comment published in the *Pennsylvania Bulletin*, 33 Pa.B. 634 (February 1, 2003), and on the website of the Civil Procedural Rules Committee at <http://www.pacourts.us>.

By the Civil Procedural Rules Committee

John J. Hare  
Chair