

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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Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

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COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge

MOTIONS

Criminal & Civil & O.C.:
January 10 and January 12, 2022

CRIMINAL

Arraignments: TBD
ARDs: TBD
ARD Revocations: TBD
Parole Violations: TBD
Plea Court: TBD
License Suspension Appeals: TBD
Argument Court: TBD

ORPHANS

Accounts Nisi: January 3, 2022
Accounts Absolute: January 13, 2022

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 11-14, 2022
Convenes in Pgh.: January 18-19, 2022
Convenes in Pgh.: February 7-11, 2022

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: TBD

CIVIL

Domestic Relations Contempts: TBD
Domestic Relations Appeals: TBD

JUVENILE

Plea Day: January 20, 2022

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DEED TRANSFERS

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

CARMICHAELS BOROUGH

Penelope M. Phillips by Atty-In-Fact, et ux., to Judith Ann Phillips, Lot, \$10,000.00 (12-30-21)

CENTER TOWNSHIP

Anthony Richard Mauro to Daniel Adam Mauro, Tract, \$550,000.00 (1-3-22)

Richard Gene Mauro to Nicholas Michael Mauro, Lot, \$550,000.00 (1-3-22)

Solomon's Collonnade (Porch), et ux., to Iron Pennsylvania Land LLC, Tract, \$65,000.00 (1-4-22)

CUMBERLAND TOWNSHIP

Kenneth Alvin Forsyth Estate A/K/A Kenneth A. Forsyth Jr., Estate, et ux., to Brandon

Smotzer, Lot 78 & Garage Lot 161 in Nemacolin, \$14,000.00 (12-30-21)

Penelope M. Phillips to Jeremie S. and Pamela A. Snyder Trust, 107.6219 Acres, \$600,000.00 (1-3-22)

DUNKARD TOWNSHIP

Shane Rix, et ux., to Ronald Finnis, Lot 355 in Bobtown, \$85,000.00 (1-3-22)

FRANKLIN TOWNSHIP

Denise Decker A/K/A Denise Bright to Robert A. Stevens, IV, et ux., 3 Lots, \$63,000.00 (1-3-22)

Adam R. Henderson, et ux., to Shadyside Limited Partnership, 79.863 Acres, \$177,439.20 (1-4-22)

JACKSON TOWNSHIP

Terry H. Grimese, et ux., to Peter M. Grimes, et ux., 1.40754 Acres, \$1,031.67 (12-30-21)

Jody J. Lambright, et ux., to Patrick Foley, et ux., 3 Tracts, \$550,000.00 (1-3-22)

William O. Headlee Estate, et ux., to Five Star 2022, 86.851 Acres, O&G, \$75,000.00 (1-3-22)

Westhawk Minerals LLC to Wexford Westhawk LLC, et ux., 5.12 Acres, O&G, \$5,975.20 (1-3-22)

JEFFERSON TOWNSHIP

Brittany Fisher to Brandon Laschen, Tract, Und. 1/2 Interest, \$313,058.40 (1-3-22)

Christopher A. Harrison to Eric J. Detrick, .6748 Acre, \$55,000.00 (1-4-22)

MORGAN TOWNSHIP

William C. Schamp to Terry L. Lawrence, Lot 809 in Mather, \$79,000.00 (1-4-22)

MORRIS TOWNSHIP

RICES LANDING BOROUGH

Christine P. Delsignore to William G. King, 2 Lots, \$14,076.00 (1-3-22)

WASHINGTON AND MORRIS TOWNSHIP

Virginia L. Pettit Estate, et al., to JSJM Acquisitions LLC, 137 Acres, O&G, \$56,000.00 (12-30-21)

WAYNE TOWNSHIP

James K. Willison Jr., Estate A/K/A Kenneth J. Willison, Jr., Estate A/K/A J. K. Willison

Estate, et al., to Joshua Matthew Orr, et al., 90.542 Acres, \$40,000.00 (12-30-21)

WAYNESBURG BOROUGH

J. William Hook, et al., to Philip C. Hook, 3 Tracts, \$100,000.00 (1-4-22)

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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.

SECOND PUBLICATION

CRAFT, RUTH M.

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Karen C. Bennett, 4019 Equity Drive, Waynesburg, PA 15370
Attorney: Gregory C. Hook, Esquire, 189 W. High Street, PO Box 792, Waynesburg, PA 15370

CRAWFORD, FRANCES J.

Late of Waynesburg Borough, Greene County, Pennsylvania
Executor: Janic McKeta, 1031 Merlin Circle, Macon, GA 31220
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

GIPE, JEFFREY L.

Late of Morgan Township, Greene County, Pennsylvania
Administrator: Mary Beth Gipe, PO Box 228, Mather, PA 15346
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

MINOR, JAMES A.

Late of Monongahela Township, Greene County, Pennsylvania
Executrix: Carol K. Minor, c/o Ernest P. DeHaas, III, Esquire, DEHAAS LAW, LLC, 51 East South Street, Uniontown, PA 15401
Attorney: Ernest P. DeHaas, III, Esquire, DEHAAS LAW, LLC, 51 East South Street, Uniontown, PA 15401

PHILLIPS, EDNA

Late of Wayne Township, Greene County, Pennsylvania
Executor: Mony B. Pettit, 58 Valley Road, Eighty Four, PA 15330
Attorney: Lukas B. Gatten, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

THIRD PUBLICATION

FOX, NANCY ANN A/K/A NANCY S. FOX

Late of Waynesburg, Greene County, Pennsylvania
Co-Executrices: Sallie Cochran, 302 Meadowbridge Drive, Lynchburg, VA 24508 and Hilda Aikens, 345 N. Porter Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

LAGALA, ROSE

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Anna Bates, 1153 N. Eighty Eight Road, Clarksville, PA 15322
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-34-2021 / AD-816-2017**

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 14, 2022
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.

U.S. Bank National Association as Trustee for the Holders of the Citigroup Mortgage Loan Trust Inc. Asset-Backed Pass-Through Certificates Series 2005-HE3,
v.
Vikie Sigley;
Claude Sigley, deceased
And
The United States of America
c/o The United States Attorney for the Western District of Pennsylvania

All that Certain lot or parcel of ground situate in the Township of Whiteley, County of Greene, Commonwealth of Pennsylvania, record in the Recorder's Office of said Greene County in Book 323, Page 1228 Tax Parcel No. 29-02-159-I; also known as 2178 Mount Morris Road, Waynesburg, PA 15370

PROPERTY ADDRESS: 2178 Mount Morris Road, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 29-02-159-I

Seized and taken into execution to be sold as the property of VICKIE SIGLEY, CLAUDE SIGLEY, THE UNITED STATES OF AMERICA in suit of US BANK NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
Parker McCay
Mount Laurel, NJ

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

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-31-2021 / AD-1059-2019**

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 14, 2022
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.

Reverse Mortgage Funding, LLC
Vs.

Nancy A. Wrick, Known Surviving Heir of Mary Alice Fisher, Debra Kesner, Known Surviving Heir of Mary Alice Fisher, David L. Wright, Known Surviving Heir of Mary Alice Fisher, Arthur Boyd Wright, Known Surviving Heir of Mary Alice Fisher and Unknown Surviving Heirs of Mary Alice Fisher

All that certain piece or parcel or Tract of land situate in the BOROUGH OF WAYNESBURG, Greene County, Pennsylvania, and being known as 245 South Richhill Street, Waynesburg, Pennsylvania 15370. TAX MAP AND PARCEL NUMBER: 27/05/195

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$80,320.24

SEIZED AND TAKEN IN EXECUTION AS THE PROPERTY OF: Nancy A. Wrick, Known Surviving Heir of Mary Alice Fisher, Debra Kesner, Known Surviving Heir of Mary Alice Fisher, David L. Wright, Known Surviving Heir of Mary Alice Fisher, Arthur Boyd Wright, Known Surviving Heir of Mary Alice Fisher and Unknown Surviving Heirs of Mary Alice Fisher

PROPERTY ADDRESS: 245 South Richhill Street, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 27/05/195

Seized and taken into execution to be sold as the property of NANCY A. WRICK, KNOWN SURVIVING HEIR OF MARY ALICE FISHER, DEBRA KESNER, KNOWN SURVIVING HEIR OF MARY ALICE FISHER, DAVID L. WRIGHT, KNOWN SURVIVING HEIR OF MARY ALICE FISHER, ARTHUR BOYD WRIGHT, KNOWN

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SURVIVING HEIR OF MARY ALICE FISHER AND UNKNOWN SURVIVING HEIRS OF MARY ALICE FISHER in suit of REVERSE MORTGAGE FUNDING.

Attorney for the Plaintiff:
McCabe, Weisburg & Conway, P.C.
Philadelphia, PA 215-790-1010

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-32-2021 / AD-554-2021**

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 14, 2022
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.

Northwest Bank
Vs.
Betty Jane King n/k/a King-Hancher

ALL THE RIGHT, TITLE, INTEREST AND CLAIM OF BETTY JANE KING, N/K/A BETTY JANE KING-HANCHER OF, IN AND TO THE FOLLOWING DESCRIBED PROPERTY:

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE BOROUGH OF WAYNESBURG, GREENE COUNTY, PENNSYLVANIA HAVING ERECTED THEREON A DWELLING BEING KNOWN AND NUMBERED AS 225 CHERRY STREET, WAYNESBURG, PA 15370 DBV48, PG 3430, PARCEL# 28-01-387

PROPERTY ADDRESS: 255 Cherry Street, Waynesburg, PA 15370
UPI / TAX PARCEL NUMBER: 28-01-387

Seized and taken into execution to be sold as the property of BETTY JANE KING N/K/A KING-HANCHER in suit of NORTHWEST BANK.

Attorney for the Plaintiff:
Grenen & Birsic, P.C.
Pittsburgh, PA 412-281-7650

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

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-33-2021 / AD-424-2021**

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 14, 2022
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.

21st Mortgage Corporation
Vs.
Joseph Craig Cunningham and
Taylor Cunningham

ALL THAT CERTAIN lot or piece of ground situate in Dunkard Township, County of Greene, Commonwealth of Pennsylvania and known as 119 Sit Still Road, Dilliner, PA

PROPERTY IDENTIFICATION NUMBER: 06-01-177B

CONTAINING 0.489 Acres

BEING THE SAME PREMISES which 21st Mortgage Corporation, assignee of Tammoc Holdings Corporation, by Deed dated June 12, 2017 and recorded on June 22, 2017 in the office for the recording of Deeds in and for the County of Greene at Deed Book 502, Page 3950, granted and conveyed unto Joseph Craig Cunningham and Taylor Cunningham, the within Mortgaggers, their heirs and assigns.

PROPERTY ADDRESS: 119 Sit Still Road, Dilliner, PA 15327

UPI / TAX PARCEL NUMBER: 06-01-177B

Seized and taken into execution to be sold as the property of JOSEPH CRAIG AND TAYLOR CUNNINGHAM, TAYLOR CUNNINGHAM in suit of 21ST MORTGAGE CORPORATION

Attorney for the Plaintiff:
Gross McGinley, LLP
Allentown, PA 610-820-5450

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

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SUPREME COURT NOTICE

SUPREME COURT OF PENNSYLVANIA

CIVIL PROCEDURAL RULES COMMITTEE

Rule 238. Damages for Delay in an Action for Bodily Injury, Death or Property Damage.

Addendum to Explanatory Comment (2022)

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.] Pa.R.Civ.P. 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
January 3, 2022	3 ¼
January 4, 2021	3 ¼
January 2, 2020	4 ¾
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 4, 1999	7 ¾
January 2, 1998	8 ½

[NOTE]Comment: 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 web site of the Civil Procedural Rules Committee at <http://www.pacourts.us>.