

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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September 12, 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.:
September 16, September 18 and September 20, 2019

CRIMINAL

Arraignments: September 16, 2019
ARDs: October 15, 2019
ARD Revocations: October 15, 2019
Parole Violations: September 16, 2019
Plea Court: October 8 and 9, 2019
License Suspension Appeals: October 21, 2019
Argument Court: September 23, 2019

ORPHANS

Accounts Nisi: September 3, 2019
Accounts Absolute: September 13, 2019

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 15-18, 2019

Convenes in Pgh.: September 16-20, 2019

Convenes in Pgh.: October 2-4, 2019

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Scott R. Roberts, et ux., to Matthew L. Cunningham, Tract, \$184,000.00 (9-11-19)

CUMBERLAND TOWNSHIP

Joe E. Kovalcheck, et ux., to Thomas Cooley, Lot 282 in Crucible, \$80,000.00 (9-6-19)

Robert C. Kinstlich Estate, et al., to Joshua J. Iams, et ux., 2 Lots, \$220,000.00 (9-6-19)

DUNKARD TOWNSHIP

David L. Shaffer to Anna M. Sampson, Tract, \$67,000.00 (9-11-19)

MEPCO LLC to John William Coombs, 1.596 Acres, \$5,000.00 (9-11-19)

FRANKLIN TOWNSHIP

Francis E. Blout, et ux., to Justine V. Blout, et ux., 64 Acres, \$50,000.00 (9-6-19)

FREEPORT TOWNSHIP

Doris Ramsay by Atty-In-Fact, et al., to Bluejay Acquisition Partners LP, 43.68 Acres, O&G, \$600.00 (9-10-19)

GILMORE TOWNSHIP

Alberta F. Kelvie to Bluejay Acquisition Partners LP, 51.78 Acres, O&G, \$1,440.00 (9-10-19)

Rebecca H. Gheen to Rock Creek Royalty LLC, 86 Acres, O&G, \$895.00 (9-12-19)

Roy P. Croston, et ux., to Rock Creek Royalty LLC, 86 Acres, O&G, \$895.00 (9-12-19)

JEFFERSON BOROUGH

Darlene Wise to Michael C. Vukmanic, et ux., Lot, \$5,000.00 (9-10-19)

JEFFERSON TOWNSHIP

Brian N. Shaffer, et ux., to VES Land LLC, 1.693 Acres, O&G, \$7,000.00 (9-6-19)

PERRY TOWNSHIP

Debra Lee Osborne to VS Land LLC, 133.56 Acres, O&G, \$4,240.40 (9-6-19)

RICES LANDING BOROUGH

Dean A. Virgili, et ux., to VES Land LLC, 1.19 Acres, O&G, \$7,437.50 (9-6-19)

SPRINGHILL TOWNSHIP

Reid C. Lancaster to Royalty Buyers Holding Company LP, 2 Tracts, O&G, \$200.00 (9-12-19)

Donna L. Wilson to Bluejay Acquisition Partners LP, 47.21 Acres, O&G, \$400.00 (9-12-19)

WAYNE TOWNSHIP

Nancy A. Phillips to EQT Production Company, 35.506 Acres, R/W, \$2,500.00 (9-9-19)

Donovan L. Powell to EQT Production Company, 56.179 Acres, R/W, \$5,000.00 (9-9-19)

George Heinzl to EQT Production Company, 61.608 Acres, R/W, \$5,000.00 (9-11-19)

Betty Frobe to EQT Production Company, 61.608 Acres, R/W, \$5,000.00 (9-11-19)

Mercedes Cowen to EQT Production Company, 61.608 Acres, \$5,000.00 (9-11-19)

Nancy Snyder, et al., to Master Mineral Holdings III LP, 50.6731 Acres, O&G, \$99,264.06 (9-12-19)

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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

CLARK, JOHN R.

Late of Franklin Township, Greene County, Pennsylvania
Executor: Scott R. Cole, c/o Chambers & Pratt, P.C., 223 East High Street,
Waynesburg, PA 15370

Attorney: Jessica L. Phillips, Esquire, Chambers & Pratt, P.C., 223 East High Street,
Waynesburg, PA 15370

THIRD PUBLICATION

BALDWIN, FRANCIS C.

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Joyce M. Baldwin, 198 N. Maiden Street, Waynesburg, PA 15370

Attorney: Charles J. Morris, Esquire, Pollock Morris Belletti & Simms, LLC, 54
South Washington Street, Waynesburg, PA 15370-2036

THOMAS, SAMUEL LLOYD a/k/a SAMUEL L. THOMAS

Late of Center Township, Greene County, Pennsylvania
Executor: Craig M. Thomas, 1770 Morris Street, Waynesburg, PA 15370

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54
South Washington Street, Waynesburg, PA 15370-2036

LEGAL NOTICE

NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA CIVIL DIVISION

BRIAN JAMES DAGUE,)
Plaintiff,)
Vs.) A.D. No. 384 of 2004
DORIAN KUEHL,)
Defendant,)
Vs.)
KIMBERLY KUEHL and SUSAN)
KUEHL,)
Intervenors.)

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TO: DORIAN KUEHL, Defendant,

NOTICE is hereby given that on August 20, 2019, a Partial Consent Custody Order was filed in the above-named Court, regarding the primary and physical custody of ZMD, born on September 18, 2003.

The Court has **fixed Wednesday, December 4, 2019 at 9:00 o'clock A.M.** in Courtroom No. 1 of the Greene County Courthouse, 10 East High Street, Waynesburg, PA 15370, as the time and place for a rule returnable hearing on said Partial Consent Custody Order as to why the Order should not be made permanent, when and where all interested parties may appear and show cause, if any, why the request of BRIAN JAMES DAGUE, KIMBERLY KUEHL and SUSAN KUEHL, should not be granted.

ADAM J. BELLETTI, ESQUIRE
POLLOCK MORRIS BELLETTI & SIMMS, LLC
Attorney for the Plaintiff/Intervenors
54 S. Washington Street
Waynesburg, PA 15370
Phone: (724) 627-6156

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-32-2019

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, SEPTEMBER 20, 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.

Darrin R. Hogue and Sandra Lee Hogue a/k/a Sandra Hogue, his wife

All those certain parcels of land situate in Morgan Township, Greene County, Pennsylvania, having erected a one story, one unit, vinyl siding home with an address of 129 Terrace Avenue, Jefferson, PA 15344. These parcels are assessed for tax purposes as Greene County Tax Map Numbers 15-14-102, 15-14-103, 15-14-104, 15-14-105 and 15-14-193.

PROPERTY ADDRESS: 129 Terrace Avenue, Jefferson, PA 15344

UPI/ TAX PARCEL NUMBER: 15-14-102, 15-14-103, 15-14-104, 15-14-105 and 15-14-193

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Seized and taken into execution to be sold as the property of DARRIN HOGUE, SANDRA LEE HOGUE in suit of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY.

Attorney for the Plaintiff:
Kirk A. King, Esquire
Waynesburg, PA 724-627-6114

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-34-2019

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, SEPTEMBER 20, 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.

Wells Fargo Bank, N.A.
v.

Carl Brown a/k/a Carl Scott Brown a/k/a Carl L. Brown, In His Capacity as Heir of Mildred L. Minor a/k/a Mildred Lorraine Minor a/k/a Mildred Lorraine Brown Minor, Deceased
Timothy Brown, in His Capacity as Heir of Mildred L. Minor a/k/a Mildred Lorraine Minor a/k/a Mildred Lorraine Brown Minor, Deceased
Unknown Heirs, Successors, Assigns and all Persons, Firms, or Associations Claiming Right, Title or Interest From or Under Mildred L. Minor a/k/a Mildred Lorraine Minor a/k/a Mildred Lorraine Brown Minor, Deceased

Owner(s) of property situate in the MORGAN TOWNSHIP, Greene County, Pennsylvania, being 239 2nd Street, Mather, PA 15346. Parcel No. 17/11/335. Improvements therein: RESIDENTIAL DWELLING.

Judgment Amount: \$41,726.38

PROPERTY ADDRESS: 239 2nd Street, Mather, PA 15346

UPI/ TAX PARCEL NUMBER: 17/11/355

Seized and taken into execution to be sold as the property of UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR CARL BROWN A/K/A CARL SCOTT BROWN A/K/A SCOTT BROWN A/K/A CARL L. BROWN, IN HIS CAPACITY AS HEIR OF MILDRED L. MINOR A/K/A MILDRED LORRAINE MINOR A/K/A MILDRED LORRAINE BROWN MINOR, DECEASED TIMOTHY BROWN, IN HIS CAPACITY AS HEIR OF MILDRED L. MINOR A/K/A MILDRED LORRAINE MINOR A/K/A MILDRED LORRAINE BROWN MINOR, DECEASED in suit of WELLS FARGO BANK, N.A..

Attorney for the Plaintiff:
Phelan Hallinan Diamond & Jones
Philadelphia, PA 215-563-7000

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-42-2019 AD-296-2019

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, SEPTEMBER 20, 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.

Community Bank
Vs.

Eric Dean Kaczmarczyk, the Estate of Judith A. Kaczmarczyk and the Estate of Edward Joseph Kaczmarczyk

ALL the certain lot of ground situate in Cumberland Township, Greene County, Pennsylvania, known and designates as Lot No. 263 in the Crucible Plan of Lots as laid out by John J. Moschetta, et ux. and recorded in the Recorder's Office of Greene County, Pennsylvania in Plan Book 1, Page 125.

PROPERTY ADDRESS: 263 Fourth Avenue, Crucible, PA 15325

UPI/ TAX PARCEL NUMBER: 05-29-511

Seized and taken into execution to be sold as the property of ERIC DEAN KACZMARCZYK, JUDITH A. KACZMARCZYK AND THE ESTATE OF EDWARD JOSEPH KACZMARCZYK, ERIC DEAN KACZMARCZYK, THE ESTATE OF JUDITH A. KACZMARCZYK AND THE ESTATE OF EDWARD JOSEPH KACZMARCZYK, ERIC DEAN KACZMARCZYK, THE ESTATE OF EDWARD JOSEPH KACZMARCZYK, ERIC DEAN KACZMARCZYK, THE ESTATE OF JUDITH A. KACZMARCZYK, OCCUPANT in suit of COMMUNITY BANK.

Attorney for the Plaintiff:
Community Bank

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-75-2019 AD-183-2019

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, SEPTEMBER 20, 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.

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 COMMONWELATH 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 Mount Pleasant Road, Dilliner, PA 15327

UPI/ TAX PARCEL NUMBER: 06-06-209-A

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:
Stepoe & Johnson
Canonsburg, PA

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

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-58-2019 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, OCTOBER 4, 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

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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

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, LLP

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-45-2019 AD-290-2019**

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, OCTOBER 4, 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.

Nationstar Mortgage LLC d/b/a Mr. Cooper
Vs.
Louis A. Fisher

ALL THAT CERTAIN lot or parcel of land situate in Jefferson Township, Greene County, Pennsylvania, bounded and described as follows:

CONTAINING an area of 2.8907 acres and having a frame dwelling and outbuilding erected thereon.

This conveyance is made subject to all the reservations, restrictions, and conditions contained in Deed from Emerald Lane Company recorded in Deed Book Vol. 413, Page 43.

FOR INFORMTIONAL PURPOSES ONLY: Being known as 1388 North Eighty-Eight Road f/k/a RD1 Box 91, Clarksville, PA 15322.

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PROPERTY ADDRESS: 1388 North Eighty-Eight Rd. f/k/a RD 1 Box 91, Clarksville, PA 15322

UPI/ TAX PARCEL NUMBER: 15-01-149

Seized and taken into execution to be sold as the property of LOIS FISHER in suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER.

Attorney for the Plaintiff:

Sharpio & DeNardo, LLC
King of Prussia, PA 610-278-6800

MARCUS SIMMS, Acting Sheriff

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-52-2019 AD-427-2019

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, OCTOBER 4, 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.

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Vs.

William A. Ross, Jr. and Vicki Ross

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CUMBERLAND, COUNTY OF GREENE AND COMMONWEALTH OF PENNSYLVANIA. BEING MORE FULLY DESCRIBED IN DEED BOOK 0176 PAGE 0725 INSTRUMENT NO. 9700003866, DATED 09/25/1997, RECORDED 10/08/1997, IN THE GREENE COUNTY RECORDER OF DEEDS. ADDRESS: 326 NEMACOLIN WAY, CARMICHAELS, PA 15320. PARCEL NO. 05-14-117

PROPERTY ADDRESS: 326 Nemacolin Way, Carmichaels, PA 15320

UPI/ TAX PARCEL NUMBER: 05-14-117

Seized and taken into execution to be sold as the property of WILLIAM ROSS, JR, VICKI ROSS in suit of NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:

Stem & Eisenberg, PC
Warrington, PA 215-572-8111

MARCUS SIMMS, Acting Sheriff

Greene County, Pennsylvania