

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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April 11, 2024



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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
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
April 8 and 10, 2024

CRIMINAL

Arraignments: April 8, 2024
ARDs: May 13, 2024
ARD Revocations: May 13 2024
Parole Violations: April 8, 2024
Plea Court: April 8, 2024
License Suspension April 16, 2024
Argument Court: April 22, 2024

ORPHANS

Accounts Nisi: April 1, 2024
Accounts Absolute: April 11, 2024

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 8-12, 2024
Convenes in Pgh.: April 2, 2024
Convenes in Pgh.: October 7-11, 2024

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Timothy M. Ross, President
Adam J. Belletti, Vice-President
John R. Headley, Secretary
Lukas B. Gatten, Treasurer
Christopher M. Simms, Ex-Officio

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DEED TRANSFERS

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

ALEPPO AND JACKSON TOWNSHIPS

Ron Campbell to Susan Knisely, 166.453 Acres, Und. 1/12 Interest, \$15,000.00 (4-9-24)

CUMBERLAND TOWNSHIP

Penelope M. Phillips to Lucas W. Mikolay, .344 Acre, \$59,000.00 (4-4-24)
Regina Nilson by Atty-In-Fact, et ux., to Dean P. Robinson, et ux., Lot, \$14,000.00 (4-4-24)
Carol A. Kushner, et ux., to John Shultz, et ux., 1.165 Acres, \$40,500.00 (4-8-24)

DUNKARD TOWNSHIP

Del-Sky LLC to Pennsylvania Commonwealth, et ux., 6.4 Acres, \$12,022.80 (4-5-24)
Dunkard Township, et ux., to Robert Rhome, Lot 317, Bobtown, \$3,400.00 (4-5-24)

FRANKLIN TOWNSHIP

Jacob A. Fonner to Danny McElroy, Tract, \$6,000.00 (4-9-24)

FREEPORT TOWNSHIP

Connie Ruth Balcarcel to EQT Production Company, 87.7608 Acres, O&G, \$24,130.79 (4-9-24)

Theresa A. Thorne, et ux., to EQT Production Company, 87.748 Acres, O&G, \$9,749.78 (4-9-24)

GILMORE TOWNSHIP

Scott Paul Gray to EQT Production Company, 3 Tracts, O&G, \$4,685.55 (4-9-24)
Robert Leslie Gray, Jr., to EQT Production Company, 3 Tracts, O&G, \$4,685.55 (4-9-24)
Douglas Arthur Gray to EQT Production Company, 3 Tracts, O&G, \$4,685.55 (4-9-24)
Jeffrey Wayne Gray to EQT Production Company, 3 Tracts, O&G, \$4,685.55 (4-9-24)

GILMORE AND WAYNE TOWNSHIPS

Charles E. Garrison to EQT Production Company, 204.115 Acres, O&G, \$2,909.27 (4-9-24)

JEFFERSON TOWNSHIP

Emeric R. Kalsey, et ux., to Barna's Tire & Services LLC, et ux., .1223 Acre, \$3,000.00 (4-4-24)

MONONGAHELA TOWNSHIP

Christopher M. Caldwell, et al., to Clinton S. Murray, et ux., 3 Tracts, \$235,000.00 (4-4-24)

MORGAN TOWNSHIP

John T. Subrick, et ux., to R&L Land Management LLC, 6.82 Acres, \$800,000.00 (4-3-24)

PERRY TOWNSHIP

Melissa B. Payton, et ux., to Jennifer Self, Lot, \$167,000.00 (4-8-24)

SPRINGHILL TOWNSHIP

Scott Dale Evans to EQT Production Company, 49.50 Acres, O&G, \$4,253.91 (4-9-24)

WAYNE TOWNSHIP

Richard C. Shaffer to EQT Production Company, 12.11875 Acres, O&G, \$9,156.39 (4-9-24)
Judith C. McGuire, et ux., to EQT Production Company, 299.534 Acres, O&G, \$5,540.38 (4-9-24)

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

BRADLEY, KENNETH W. A/K/A KENNETH WILLIAM BRADLEY
Late of Springhill Township, Greene County, Pennsylvania
Administratrix: Elizabeth Bradley, 186 Antill Hill Road, New Freeport, PA 15352
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

DONALDSON, ARLEEN R. A/K/A ARLEEN RAE DONALDSON
Late of Carmichaels Borough, Greene County, Pennsylvania
Executrix: Raianna L. Murphy, 341 Crees Road, Carmichaels, PA 15320
Attorney: Bassi, Vreeland & Associates, P.C., P.O. Box 144, 111 Fallowfield Avenue, Charleroi, PA 15022

JUSKOWICH, FREDERICK R.
Late of Washington Township, Greene County, Pennsylvania
Administrator CTA: Eli F. Juskowich, 663 Craynes Run Road, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N, Richhill Street, Waynesburg, PA 15370

SPACHT, DONALD JAMES
Late of Perry Township, Greene County, Pennsylvania
Administratrix: Andrea K. Caldwell, 250 Oak Hill Drive, Washington, PA 15301
Attorney: None

SECOND PUBLICATION

KLIMEK, JOHN R. A/K/A JOHN ROBERT KLIMEK
Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Jonathan A. Klimek, 156 Stevenson Lane, Carmichaels, PA 15320
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON May 6, 2024 FOR NISI CONFIRMATION AND ON May 16, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of Joy Dale Nugent, Executrix of the Estate of Mona Marie Counts, Deceased.

Attorney: Brandon K. Meyer, Esquire
Meyer Law Office, P.C.
76 North Richhill Street
Waynesburg, PA 15370
(724) 833-9055
Supreme Court I.D. No. 202457

LEGAL NOTICE

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

IN RE: HANNAH NICOLE KINNEY)
) Misc. 32-2024
)
TO BE KNOWN AS:)
HANNAH MAY COLE)

NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on March 28, 2024 a Petition was filed by Lukas B. Gatten, Esquire as Counsel for Petitioner in the above-styled Court requested an Order to change the Petitioner's name from HANNAH NICOLE KINNEY to HANNAH MAY COLE. The Court has fixed the date of July 2, 2024 at 9:00 A.M. in courtroom No. 1 of the Greene County Courthouse, Waynesburg, Pennsylvania, as the same time and place for the Hearing on said Petition when any interested party may appear and show cause if any, why the request of the Petitioner should not be granted.

Lukas B. Gatten, Esquire
Logan & Gatten Law Offices
54 North Richhill Street
Waynesburg, PA 15370

LEGAL NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
GREENE COUNTY, PA
CIVIL ACTION-LAW
NO. AD-876-2023
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

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FINANCE OF AMERICA REVERSE LLC, Plaintiff

v.
CHARLES WADE, IN HIS CAPACITY AS HEIR OF JOYCE L. KRALL; JANET WHITE, IN HER CAPACITY AS HEIR OF JOYCE L. KRALL; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOYCE L. KRALL, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOYCE L. KRALL Defendant(s), 463 WASHINGTON RD WAYNESBURG, PA 15370

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, FINANCE OF AMERICA REVERSE LLC, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of GREENE County, PA docketed to No. AD-876-2023, seeking to foreclose the mortgage secured on your property located, 463 WASHINGTON RD WAYNESBURG, PA 15370.

NOTICE YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in this notice 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 claimed in the Complaint or 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, 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 THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

District Court Administrator
Greene County Courthouse
10 E. High Street, Suite 218
Waynesburg PA 15370
(724) 852-5237

Summit Legal Aid
63 S. Washington Street
Waynesburg, PA 15370
(724) 627-3127

Robertson, Anschutz, Schneid, Crane & Partners, PLLC
A Florida professional limited liability company
ATTORNEYS FOR PLAINTIFF
Troy Freedman, Esq. ID No. 85165
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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LEGAL NOTICE

To: Nichole Riley and Michael Naylor

In Re: G.N., minor child, born August 24, 2021

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your child, G.N., born August 24, 2021. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on May 13, 2024 at 1:00 p.m. in Courtroom 1 before Judge Jeffry N. Grimes.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. 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 to find out where you can get legal help. Summit Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

LEGAL NOTICE

To: Nichole Riley and Unknown Biological Father

In Re: O.J.L.R., minor child, born May 26, 2016

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your children, O.J.L.R., born February 28, 2007. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on May 13, 2024 at 1:00 p.m. in Courtroom 1 before Judge Jeffry N. Grimes.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. 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 to find out where you can get legal help. Summit Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

SHERIFF’S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. ED-44-2023 AD 7-2023

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, APRIL 19, 2024 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 not in its individual capacity but solely as Indenture Trustee for the CIM Trust 2020-R6 v Christopher Joseph Celin Docket Number: AD-7-2023 Property to be sold is situated in the borough/township of Bobtown, County of Greene and State of Pennsylvania. Commonly known as: 313 North Willis Street, Bobtown, PA 15315 Parcel Number: 06-08-142

PROPERTY ADDRESS: 313 North Willis St, Bobtown, PA 15315

UPI/TAX PARCEL NUMBER: 06/08/486//

Seized and taken into execution to be sold as the property of JOSEPH CETTIN in suit of US BANK NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE FOR THE CIM TRUST 2020-R6.

Attorney for the Plaintiff: Friedman Vartolo LLP Garden City, NJ 212-471-5100

MARCUS N. SIMMS, Sheriff Greene County, Pennsylvania

SHERIFF’S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. ED-1-2023 AD 592-2023

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, APRIL 19, 2024 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.

ALL THOSE CERTAIN LOTS OR GROUND SITUATE IN THE MOREDOCK PLAN OF LOTS, JEFFERSON TOWNSHIP, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A POINT SOUTH SIDE OF MAPLE STREET, 50 FEET EAST OF THE SOUTHEAST INTERSECTION OF SAID MAPLE STREET AND SECOND AVENUE, THENCE ALONG THE SOUTH SIDE OF SAID MAPLE STREET, IN AN EASTERLY DIRECTION, 80 FEET TO THE CORNER OF LOT NO. 39; THENCE ALONG THE WEST SIDE OF SAID LOT 39, IN A SOUTHWESTERLY DIRECTION, 180 FEET TO THE NORTH SIDE OF CHERRY ALLEY; THENCE ALONG THE NORTH SIDE OF SAID CHERRY ALLEY, IN A NORTHERLY DIRECTION, 50 FEET TO THE CORNER OF LOT NO. 42; THENCE ALONG THE EAST SIDE OF SAID LOT NO. 42, IN A NORTHEASTERLY DIRECTION, 150 FEET TO THE SOUTH SIDE OF MAPLE STREET, THE PLACE OF BEGINNING.

BEING LOTS NO. 40 AND 41 IN SAID PLAN OF LOTS, WHICH PLAN IS RECORDED IN THE RECORDER’S OFFICE OF GREENE COUNTY, PENNSYLVANIA, IN PLAT BOOK NO.1, PAGE 73.

EXCEPTING AND RESERVING ALL THE NINE FOOT, PITTSBURGH OR RIVEER VEIN OF COAL UNDERLYING THE SAME TOGETHER WITH THE MINING AND OTHER RIGHTS AND PRIVILEGES AS CONVEYED BY DEED RECORDED IN DEED BOOK VOL., 58, PAGE 227.

PARCEL NO. 1511208

ALSO KNOWN AS 107 Maple Street, Rices Landing, PA 15357 BEING the same premises which DOROTHY READY DEJONGH AND CHRISTOPHER W. DEJONGH, HER HUSBAND by Deed dated 02/02/2023 and recorded in the Office of Recorder of Deeds of Greene County on 02-21-2023 at Book 564, Page 558 granted and conveyed unto ROBERT CLYDE DIAMOND.

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PROPERTY ADDRESS: 107 Maple St, Rices Landing, PA 15357

UPI/TAX PARCEL NUMBER: 15/11/208

Seized and taken into execution to be sold as the property of THE UNKNOWN HEIR OF ALICE L READY DECEASED, ROBERT CLYFE DIAMOND in suit of CITIMORTGAGE INC..

Attorney for the Plaintiff:
Stern & Eisenburg PC
Warrington, PA 215-572-8111

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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-58-2023 AD 579-2023**

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, APRIL 19, 2024
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.

ALL that certain tract of land situate in Whiteley Township, Greene County, Pennsylvania, containing 11.2753 acres as per survey of H.G. Brewer, survey dated August 26, 2017. UPON which is erected a residential dwelling known locally as 1154 Sugar Run Road, Waynesburg, PA 15370. FOR PRIOR TITLE see Record Book 536, Page 2942. SEE ALSO Record Book 456, Page 2721. This tract is identified as Greene County Tax Map No. 2902109A according to records of the Assessment Office of Greene County, Pennsylvania. PROPERTY ADDRESS: 1154 Sugar Run Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 29/02/109/A

Seized and taken into execution to be sold as the property of GEORGE GRIM in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY.

Attorney for the Plaintiff:
Anne N. John
Uniontown, PA 724-438-8560

**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-6-2024 AD 881-2019**

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, APRIL 19, 2024
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.

ALL THAT CERTAIN lot of situate in Perry Township, County of Greene and Commonwealth of Pennsylvania. IMPROVEMENTS consist of a residential swelling. BEING PREMISES: 442 Rudolph Run Road, Spraggs, PA 15362 SOLD as the property of MARK R. KING, SR. TAX PARCEL #20-04-109 ATTORNEY: KML Law Group, P.C.

PROPERTY ADDRESS: 442 Rudolph Run Rd, Spraggs, PA 15362

UPI/TAX PARCEL NUMBER: 20-04-109

Seized and taken into execution to be sold as the property of MARK R. KING, SR. in suit of THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE BENEFIT OF THE CWABS INC, ASSET-BACKED CERTICATES, SERIES 2007-SD1.

Attorney for the Plaintiff:
KML Law Group, P.C.
Philadelphia, PA 215-627-1322

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