

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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November 8, 2018



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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.:
Nov. 12, Nov. 14 & Nov. 16, 2018

CRIMINAL

Arraignments: Nov. 12, 2018
ARDs: Nov. 12, 2018
ARD Revocations: Nov. 12, 2018
Parole Violations: Nov. 19, 2018
Plea Court: Nov. 14 & 15, 2018
License Suspension Appeals: Dec. 17, 2018

ORPHANS

Accounts Nisi: Dec. 3, 2018
Accounts Absolute: Nov. 16, 2018

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: _____, 2019
Convenes in Pgh.: December 4 - 6, 2018
Convenes in Pgh.: _____, 2019

ARGUMENTS

Argument Court: Dec. 7, 2018

CIVIL

Domestic Relations Contempts:
Nov. 26, 2018
Domestic Relations Appeals
Nov. 26, 2018

JUVENILE

Plea Day: Nov. 15, 2018

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Josephine L. Ketcham
E-mail address: editor.greeneports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christine N. Nash, President
Christopher Simms, Vice-President
Adam Belletti, Secretary
Jessica Phillips, Treasurer
Brandon K. Meyer, Ex-Officio

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DEED TRANSFERS

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

CARMICHAELS BOROUGH

Roger A Lasko et al to Richard L Patton et ux, 1.49 Acres, \$205,000. (10-30-18)

CENTER TOWNSHIP

Marjorie T Huffman to EQT Production Company, 16 Acres O&G, \$3,359.37 (10-29-18)
Dane K Huffman et ux to EQT Production Company, 16 Acres O&G, \$3,359.37 (10-29-18)
M Tyson Huffman to EQT Production Company, 16 Acres O&G, \$3,359.37 (10-29-18)

CUMBERLAND TOWNSHIP

Mary L Krenzy by POA to Loye M Pitcock, Lot 168 Nemaocolin, \$15,000. (10-29-18)
Dana Gene West to Kevin D Nichols et ux, Lot 10 Hathaway Addition, \$71,000. (10-29-18)

JACKSON TOWNSHIP

Dennis Michael McDermott et ux to Three Rivers Royalty LLC, 86.851 Acres O&G, \$8,336.93 (10-29-18)

MONONGAHELA TOWNSHIP

David Lester et ux to Philip J Bane, Lot, \$129,000. (10-31-18)

MORGAN & WASHINGTON TOWNSHIPS

David A Lynch et ux to Thomas Sedlak, Tracts, \$250,000. (10-31-18)

MORRIS TOWNSHIP

Marcel G Aulagne et ux to Bounty Minerals LLC, 173.2688 Acres O&G, 1,646,053.60 (10-26-18)

RICHHILL TOWNSHIP

GAHC LP to CNX Midstream Devco I LP, Tracts, 8,500,000. (10-26-18)
Kirk J Hutchison to Brad Carroll, 2.311 Acres, \$22,000. (10-29-18)

WAYNESBURG BOROUGH

Sheryl A Ondrejko to Stephen Gates et ux, Lot, \$125,000. (10-30-18)

WHITELEY TOWNSHIP

Harold L Eisiminger by Atty-in-fact to EQT Production Company, Tract O&G, \$151,604.70 (10-29-18)

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

NONE THIS PUBLICATION

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SECOND PUBLICATION

CHURNEY, JEAN a/k/a MARY JEAN CHURNEY

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Barbara Churney Rush, 392 Lippencott Run Road,
Waynesburg, PA 15370

Attorney: David F. Pollock, Esquire, Pollock Morris LLC, 54 South Washington
Street, Waynesburg, PA 15370

DELUCA, JR., JOHN

Late of Dunkard Township, Greene County, Pennsylvania
Administratrix: Jennifer DeLuca, 284 Moffit Road, Dilliner, PA 15327
Attorney: Christopher M. Simms, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

GIBSON, JR., ROBERT FRANKLIN

Late of Waynesburg, Greene County, Pennsylvania
Administratrix: Cecelia Ann Connor, 6473 Long Breeze Road,
Orlando, FL 32810
Attorney: None

THIRD PUBLICATION

BARRICKMAN, CHARLES E.

Late of Franklin Township, Greene County, Pennsylvania
Executor: Michael J. Eddy, 114 Elm Street, Mt. Morris, PA 15349
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

HAINES, MELVIN E.

Late of Dunkard Township, Greene County, Pennsylvania
Executrix: Robin Merti, 7 Lydia Drive, Uniontown, PA 15401
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

HILLSMAN, NICHOLAS H.

Late of Jefferson Township, Greene County, Pennsylvania
Executor: Gregory S. Hillsman, 111 Martin Street, Rices Landing, PA 15357
Attorney: None

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-30-2018 - No. AD-213-2018

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, NOVEMBER 16, 2018

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.

Ditech Financial LLC

vs.

Richard W. Croasmun

All those two certain tracts of land situate in Franklin Township, Greene County, Pennsylvania in Black "A" of the North Waynesburg Plan of Lots being more particularly bounded and described as follows:

Parcel Numbers 07-17-344 and 07-17-346

Property Address: 114 East Aly Street, Waynesburg, PA 15370

PROPERTY ADDRESS: 114 East Aly Street, a/k/a 114 East Alley Street,
Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07-17-344 and 07-17-346

**Seized and taken into execution to be sold as the property of RICHARD W. CROASMUN
in suit of DITECH FINANCIAL LLC**

Attorney for the Plaintiff:
KML Law Group, P.C.
Philadelphia, PA

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-34-2018 - No. AD-341-2018

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, NOVEMBER 16, 2018

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, NA

v.

Joseph Pascuzzo

Susan Zalar

Owner(s) of property situate in the RICES LANDING BOROUGH, GREENE County, Pennsylvania, being 154 Carmichaels Street, Rices Landing, PA 15357-2103

Parcel No. 21/03/214

Improvements thereon: RESIDENTIAL DWELLING

PROPERTY ADDRESS: 154 Carmichaels Street, Rices Landing, PA 15357

UPI/TAX PARCEL NUMBER: 21-03-214

Seized and taken into execution to be sold as the property of JOSEPH PASCUZZO, SUSAN ZALAR in suit of WELLS FARGO FINANCIAL PENNSYLVANIA INC.

Attorney for the Plaintiff:

Phelan Hallinan Diamond & Jones

Philadelphia, PA 215-563-7000

BRIAN A. TENNANT, SHERIFF

Greene County, Pennsylvania

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LEGAL NOTICE

In The Court of Common Pleas

Greene County

Civil Action – Law

No. AD-402-2018

Notice of Action in Mortgage Foreclosure

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, Plaintiff vs. The Unknown Heirs of Anthony E. Zurca, Deceased & Jill K. Zurca, Mortgagor and Real Owner, Defendant(s)

To: The Unknown Heirs of Anthony E. Zurca, Deceased & Jill K. Zurca, Mortgagor and Real Owner, Defendant(s), whose last known address is 595 Carmichaels Street, Rices Landing, PA 15357. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Bayview Loan Servicing, LLC, a Delaware Limited Liability Company, 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-402-2018, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 595 Carmichaels Street, Rices Landing, PA 15357 whereupon your property will be sold by the Sheriff of Greene County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 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 or cannot afford one, 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. Court Admin., Law Library, Greene County Courthouse, Waynesburg, PA 15370, 412.852.5237. Southwestern PA Legal Aid Society, 93 East High St., Waynesburg, PA 15370, 412.627.3127. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Phila., PA 19106-1532, 215.627.1322.

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PROPOSED PRIVATE SALE

NOTICE TO AFFECTED PARTIES OF PROPOSED PRIVATE SALE

In accordance with the Real Estate Tax Sale (Act of July 7, 1947, P.L. 1368 No. 542), Section 613, as amended, notice is hereby given that a proposed sale price in the amount of Six Hundred Dollars and 00/100 (\$600.00), plus fees, HAS BEEN RECEIVED AND APPROVED BY THE TAX CLAIM BUREAU OF THE COUNTY OF GREENE, for the private sale of the following property:

Land and Building
Lot # 6 Kent Plan
Orchard Avenue - Brave
Acreage: .120
PARCEL 25-10-174
Wayne Township

Pursuant to Section 613 (72 P.S. & 5860.613), the affected taxing districts, the property owner, and interested party, or a person interested in purchasing the property, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Greene County within forty five (45) days after this notice of proposed sale, to disapprove such sale.

If no objections are made, this property shall be sold by the Tax Claim Bureau of the County of Greene, at the Greene County Office Building, 93 East High Street, Waynesburg, PA, on December 11, 2018, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.

Sue Ellen Kingan, Director