

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 Farley Toothman, President Judge
Honorable Louis Dayich, Judge

MOTIONS

Criminal & Civil & O.C.:
Oct. 29, 31 & Nov. 2, 2018

CRIMINAL

Arraignments: Oct. 29, 2018
ARDs: Nov. 12, 2018
ARD Revocations: Nov. 12, 2018
Parole Violations: Nov. 5, 2018
Plea Court: Nov. 14 & 15, 2018
License Suspension Appeals: Dec. 17, 2018

ORPHANS

Accounts Nisi: Nov. 5, 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

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

THE GREENE COUNTY BAR ASSOCIATION

Christine N. Nash, President

Christopher Simms, Vice-President

Adam Belletti, Secretary

Jessica Phillips, Treasurer

Brandon K. Meyer, Ex-Officio

ARGUMENTS

Argument Court: Nov. 7, 2018

CIVIL

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

JUVENILE

Plea Day: Nov. 15, 2018

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Danny D Sampson et ux to Leatherwood LLC, R/W, \$1,000. (10-15-18)

CARMICHAELS BOROUGH

Secretary of Housing & Urban Development to David O Rudolph et ux, Lot 8 Pine Street Extension Plan, \$62,000. (10-12-18)

CENTER TOWNSHIP

Joyce Ewing et con to Carolyn Crawford, Lot, \$80,000. (10-18-18)
Joseph W Bartolovich et us to Michael L Farabee Sr et ux, 2 Tracts, \$20,000. (10-18-18)

CUMBERLAND TOWNSHIP

Greg Petrock et ux to Redevelopment Authority of Greene County, House Lot 29, Garage Lots 47, 50, 51, \$7,000. (10-12-18)

Judith M Gillogly et al to John A Peters et ux, Lot, \$155,000. (10-16-18)

Sherri R Davis et con to James E Black, Lot 190 Second Addition Crucible Plan, \$16,932.68 (10-16-18)

DUNKARD TOWNSHIP

Glenn L Squires Jr to Chevron Appalachia LLC, 15 Acres O&G, \$100,000. (10-12-18)

Family Tree Corporation to Five Star Resources, 12 Acres O&G, \$58,200. (10-15-18)

GILMORE TOWNSHIP

Rice Drilling B LLC to CNX Midstream Devco III LP, R/W, \$54,180. (10-15-18)

CNX Land LLC to CNX Midstream Devco III LP, R/W, \$30,350. (10-15-18)

Wade L Lemmon et al to Rock Creek Royalty LLC et al, 195.75 Acres O&G, \$39,000. (10-17-18)

MONONGAHELA TOWNSHIP

Dorothy H Bohan Est to Rebecca L Carter, 3.30 Acres, \$182,000. (10-15-18)

MORRIS TOWNSHIP

Donald William Bedilion et ux to EQT Production Company, 74.667 Acres Minerals, \$672,003. (10-17-18)

RICHHILL TOWNSHIP

Pennsylvania Oil & Gas Holdings LLC to Three Rivers Royalty LLC, 23.25 Acres O&G, \$174,375. (10-15-18)

Marjorie Ann Reed et con to Ridgetop Appalachia LLC, 2 Tracts O&G, \$125,000. (10-15-18)

SPRINGHILL TOWNSHIP

Linda Lou Kooyman to Rock Creek Royalty LLC et al, 110 Acres O&G, \$560. (10-17-18)

George Paul Teagarden to Rock Creek Royalty LLC et al, 110 Acres O&G, \$840. (10-17-18)

Esther Price to Rock Creek Royalty LLC et al, 110 Acres O&G, \$560. (10-17-18)

George R Teagarden Jr to Rock Creek Royalty LLC et al, 110 Acres O&G, \$560. (10-17-18)

WAYNE TOWNSHIP

Carolyn Ihlenfeld Shupe to Rock Creek Royalty LLC et al, 2 Tracts O&G, \$40,000. (10-17-18)

WAYNE & WHITELEY TOWNSHIPS

Carolyn Ihlenfeld Shupe to Rock Creek Royalty LLC et al, 9 Tracts O&G, \$60,745.98. (10-17-18)

WAYNESBURG BOROUGH

Bruce R Razillard to Ross Reed et ux, Lot, \$70,000. (10-12-18)

Stanford Zimmerman Est to Susan Tretinik, Lots 60 – 62 Sayers Addition, \$85,000. (10-17-18)

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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.

FIRST 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

SECOND PUBLICATION

MANDOLA, PATRICIA A.

Late of Carmichaels, Greene County, Pennsylvania
Executrix: Judith D. Brown, % Proden & O'Brien, Wendy L. O'Brien, Esquire,
99 East Main Street, Uniontown, PA 15401
Attorney: Wendy L. O'Brien, Esquire, Proden & O'Brien, 99 East Main Street,
Uniontown, PA 15401

PETAK, HELEN G. a/k/a HELEN GERTRUDE PETAK

Late of Mt. Morris, Greene County, Pennsylvania
Administratrix: Melody Malinsky, 199 Bealls Run Road, Mt. Morris, PA 15349
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

THIRD PUBLICATION

GAPEN, HENRIETTA MAVEN

Late of Greensboro, Greene County, Pennsylvania
Executor: Harley M. Gapen, 284 Turkey Knob Road, Greensboro, PA 15338
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,
Waynesburg, PA 15370

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HALL, ELIZABETH JANE

Late of Cumberland Township, Greene County, Pennsylvania
Administrator: Glen Hall, 418 Bucknell Street, Pittsburgh, PA 15208
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,
Waynesburg, PA 15370

LEGAL NOTICE

To: Unknown Father

In Re: R.A.L., minor child, born August 26, 2013

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, R.A.L, born August 26, 2013. The court has set a hearing to consider ending your rights to your children.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on November 14, 2018 at 1:00 p.m. in the assigned courtroom before Judge Farley Toothman.

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

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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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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