

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 5, 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 9, September 11 and September 13, 2019

ARGUMENTS

Argument Court: September 8, 2019

CRIMINAL

Arraignments: September 9, 2019
ARDs: September 9, 2019
ARD Revocations: September 9, 2019
Parole Violations: September 16, 2019
Plea Court: September 10 and 11, 2019
License Suspension Appeals: October 21, 2019
Argument Court: September 23, 2019

CIVIL

Domestic Relations Contempts:
September 23, 2019
Domestic Relations Appeals
September 23, 2019

ORPHANS

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

JUVENILE

Plea Day: September 19, 2019

SUPREME COURT

Convenes in Pgh.: October 15-18, 2019

SUPERIOR COURT

Convenes in Pgh.: September 16-20, 2019

COMMONWEALTH COURT

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

CUMBERLAND TOWNSHIP

Marvin E. Laucher to Harvey S. McAfee, Lot, \$1,000.00 (9-4-19)
Carmine A. Peluso, et ux., to Chad Sethman, et ux., 55.03 Acres, \$120,000.00 (9-5-19)
Christopher J. Wolverton, et ux., to Michael J. Volvek, II, 1.752 Acres, \$126,000.00 (9-5-19)
Cynthia Ann Hoyle, et al., to Joanne Uphold, Lot 411 in Nemaocolin, \$24,000.00 (9-5-19)
Christine J. Kiely by Agent, et al., to Shirl W. Jacobs, Lot 79 and Garage Lot 187 in Nemaocolin, \$12,000.00 (9-5-19)
Alex S. Uveges to Lynn L. Corl, III, Lot 341 and Garage Lots 350 &259 in Nemaocolin, \$25,000.00 (9-5-19)

DUNKARD TOWNSHIP

Ronald Keith Beall, et al., to Chaes Jay Villado, Tract, \$770.00 (8-30-19)
Cathy A. Wade to Shirley Anderson, Lot 259 in Bobtown, \$77,000.00 (9-5-19)

FRANKLIN TOWNSHIP

Tracey R. Gardone, et ux., to Neal C. Juran, et ux., 2 Tracts, \$350,000.00 (8-30-19)
John A. Dulany, et ux., to Zachary M. Policz, et ux., Lot 32 in Colonial Place Plan, \$219,000.00 (9-3-19)

JACKSON TOWNSHIP

George S. Longenette Estate, et al., to Andrew C. Frye, 2 Tracts, \$69,900.00 (9-3-19)

JEFFERSON TOWNSHIP

Redevelopment Authority of Greene County to Shelby N. Stilwell, Lots 14-15 in BL 3 Delancey Heights Add., \$135,000.00 (8-30-19)
William Selden Barbor to Mateusz S. Zeglen, et ux., 2 Lots, \$100,000.00 (9-5-19)

MONONGAHELA TOWNSHIP

Joseph F. John, III to Ronald Ray Babb, Jr., 1.87 Acres, \$2,000.00 (9-3-19)

MORGAN TOWNSHIP

Richard Lee Smolk to Mary J. Hixon, 9 Acres, Und. ¼ Int., \$3,000.00 (9-4-19)
Mae Fannie, et al., to Roger Phillip Myers, 7.6125 Acres, \$132,000.00 (9-4-19)

MORRIS TOWNSHIP

Dorsey Dale Hartley, et al., to Consol Pennsylvania Coal Co LLC, et al., Lot, \$290,000.00 (9-3-19)

Sandra Lynn Toland to Naomi R. Johnston Revocable Trust, et al., 45.785 Acres, \$180,000.00 (9-4-19)

RICHHILL TOWNSHIP

Joni Gaskill, et ux., to Pikewood Energy Corporation, 70.4 Acres, O&G, \$83,333.32 (9-4-19)

WAYNESBURG BOROUGH

Susan D. Cole to William D. Arthur, et ux., Lot, \$90,000.00 (8-30-19)

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

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

SECOND 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 IS HEREBY GIVEN that a Statement of Registration – Domestic Limited Liability Partnership and Docketing Statement were filed with the Department of State of the Commonwealth of Pennsylvania, on June 20, 2019, under 15 Pa. C.S. §8201, for **KJA, LLP**. The registered office is 145 Rinehart Lane, Waynesburg, PA 15370.

DAVID F. POLLOCK, Esquire
POLLOCK MORRIS BELLETTI & SIMMS LLC
54 S. Washington Street
Waynesburg, PA 15370

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

LAUREL HIGHLANDS RESTORATION) CIVIL DIVISION
SERVICES, LLC, t/a SERVICEMASTER)
RESTORATION BY JUST IN TIME)
SERVICES,)
Plaintiff,)
Vs.) No. AD-478-2019
YOLANDA WIEHLER,)
Defendant.)

NOTICE TO DEFEND

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 this 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.

Court Administrator
Law Library
Greene County Courthouse
Waynesburg, PA 15370
(724) 852-5237

Southwestern Pennsylvania Legal Aid Society
93 East High Street
Waynesburg, PA 15370
(724) 627-3127

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SHERIFF'S SALE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF GREENE COUNTY, PENNSYLVANIA
NO. AD-405-2018

PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK

v.
JOHN D. CHILDS and JAMIE L. CHILDS

NOTICE TO: JOHN D. CHILDS

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 470 NORTH EIGHTY-WIGHT ROAD, CARMICHAELS, PA 15320
Being in CUMBERLAND TOWNSHIP, County of GREENE, Commonwealth of Pennsylvania, 05-02-138-B

Improvements consist of residential property.
Sold as the property of JOHN D. CHILDS and JAMIE L. CHILDS

Your house (real estate) at 470 NORTH EIGHTY WIGHT ROAD, CARMICHAELS, PA 15320 is scheduled to be sold at the Sheriff's Sale on 9/6/2019 at 10:00 AM at the GREENE County Courthouse, 10 East High Street, Suite 106, Waynesburg, PA 15370 to enforce the Court Judgment of \$106,019.88 obtained by, PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK (the mortgagee) against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for Plaintiff

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.

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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.

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

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

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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 OG 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

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.

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 KACZMARCZYL, ERICE 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

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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.

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:
Steptoe & 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.

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