

The Greene Reports

Official Legal Publication for Greene County, Pennsylvania
Owned and operated by Greene County Bar Association
Greene County Courthouse, Waynesburg, PA 15370

Vol. XXXVII, No. 2

October 4, 2018



Table of Contents

| | |
|------------------------------|---------------|
| Deed Transfers | Page 3 |
| Estate Notices | Page 4 |
| Sheriff's Sales | Page 6 |
| Legal Notices | Page 8 |

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----10/04/18-----

COURT OF COMMON PLEAS
Honorable Farley Toothman, President Judge
Honorable Louis Dayich, Judge

MOTIONS

Criminal & Civil & O.C.:
Oct. 10 and 12, 2018

CRIMINAL

Arraignments: Oct. 15, 2018
ARDs: Oct. 9, 2018
ARD Revocations: Oct. 9, 2018
Parole Violations: Oct. 15, 2018
Plea Court: Oct. 10 & 11, 2018
License Suspension Appeals: Oct. 15, 2018

ORPHANS

Accounts Nisi: Oct. 10, 2018
Accounts Absolute: Oct. 19, 2018

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 22 – 26, 2018
Convenes in Pgh.: December 4 - 6, 2018
Convenes in Pgh.: October 15 – 19, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

The Greene Reports

-----10/04/18-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

Keith B Lumpkins et ux to Oak Ridge Resources LLC, 227.23 Acres O&G, \$73,797.50 (9-12-18)

CENTER TOWNSHIP

Carol J Debolt to Jeremy M Holoka et ux, 1.70 Acres, \$35,000. (9-21-18)

CUMBERLAND TOWNSHIP

Charles V Krysmalski Est to John L Fox, Lot 212 Crucible, \$40,000. (9-21-18)
John R Mallory Est to Rayles Rentals LLC, .2813 Acre, \$52,000. (9-25-18)
Mary L Kreny by POA to Sharon Lynn Markatan, 2 Tracts, \$7,000. (9-26-18)
James N Phillips et ux to Lynn N Walker, Tract, \$8,000. (9-26-18)
William Kovach by TCB to David F Pollock, .340 Acre. \$100. (9-27-18)
William Kovach by TCB to David F Pollock, .340 Acre. \$100. (9-27-18)

DUNKARD TOWNSHIP

James L Green et ux to AMP IV LP, 39.19 Acres O&G, \$176,355. (9-24-18)

FRANKLIN TOWNSHIP

Nathan Fitler et ux to Oak Ridge Resources LLC, 8.2409 Acres O&G, \$2,055. (9-21-18)
Joshua D Beppler et us to Randy J Jenkins et ux, Lot Bonar Plan, \$135,500. (9-24-18)

GRAY TOWNSHIP

Adam Hartzell to Norman E Lewis et ux, 3 Lots, \$95,000. (9-26-18)

GREENE TOWNSHIP

Richard A Clark to Ridgetop Appalachia LLC, 110.437 Acres O&G, \$311,220. (9-27-18)

JEFFERSON TOWNSHIP

Richard G Swynn et ux to Thomas Brichetti, Lot 39 Cox Farm Plan, \$192,000. (9-26-18)

MORRIS TOWNSHIP

Bonnie Loparo to Oak Ridge Resources LLC, 48.31 Acres O&G, \$10,050. (9-21-18)
GEM Holdings LLC to Master Mineral Holdings III LP, 18.14 Acres O&G, \$154,190. (9-25-18)

PERRY TOWNSHIP

Bolder Vision Investments LP to Ridgetop Appalachia LLC, 92 Acres O&G, \$460,000. (9-28-18)

RICES LANDING BOROUGH

Lawrence J Campbell by TCB to Ernest G Sauers, .100 Acre, \$219.45 (9-27-18)

RICHHILL TOWNSHIP

James A Dinsmore et ux to CNX Gas Company LLC, 60 Acres, \$24,000. (9-21-18)

SPRINGHILL TOWNSHIP

Gregory S Walter et ux to Oak Ridge Resources LLC, 21.919 Acres O&G, \$500. (9-21-18)
Carol Ann Sisler to Oak Ridge Resources LLC, 27.45 Acres O&G, \$7,615. (9-21-18)
Greenridge Oil Inc et al to AMP IV LP, 9.729 Acres O&G, \$63,238.50 (9-24-18)
Vicki Lynn Wood et con to Master Mineral Holdings III LP, 229.38 Acres O&G, \$333,231.80 (9-26-18)
William L Litman et ux to Master Mineral Holdings III LP, 229.38 Acres O&G, \$333,231.80 (9-26-18)
Aaron Dean Litman et ux to Master Mineral Holdings III LP, 229.38 Acres O&G, \$333,231.80 (9-26-18)
Klova Ann Morris to Master Mineral Holdings III LP, 229.38 Acres O&G, \$333,231.80 (9-26-18)

The Greene Reports

4-----10/04/18-----

WASHINGTON TOWNSHIP

Gary L Fenton et ux to Richard L Menhart et ux, 75 Acres, \$460,000. (9-27-18)

WAYNE TOWNSHIP

Cole Sveom Family Farms LP to Molly D Matulewicz, 5 Acres, \$65,723.84 (9-28-18)

WAYNESBURG BOROUGH

Richard W Howard et x to Timothy L Bird et ux, Lot 541, \$55,000. (9-24-18)

WHITELEY TOWNSHIP

Moore Self Storage North Carolina LLC to Stone Hill Minerals Holdings LLC, 5 Tracts O&G, \$657,393.03 (9-21-18)

Pearl Blair Holdings LLC to Stone Hill Minerals Holdings LLC, 5 Tracts O&G, \$38,669.47 (9-24-18)

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

BOHAN, DOROTHY H.

Late of Monongahela Township, Greene County, Pennsylvania
Executor: F. David Ross, 326 Greensboro Road, Greensboro, PA 15338
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,
Waynesburg, PA 15370

LONGENETTE, GEORGE S. a/k/a GEORGE LONGENETTE

a/k/a GEORGE LONGENETT (Court Term No. 30-18-0182)

Late of Jackson Township, Greene County, Pennsylvania
Executrix: Margaret E. Longenette, 429 Third Avenue, New Eagle, PA 15067
Attorney: James W. Haines, Jr., 1212 West Main Street, Monongahela, PA 15063

RENNER, IRENE C.

Late of Perry Township, Greene County, Pennsylvania
Executrix: Betty Anderson, 121 Strope Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

RUSH, GUY L.

Late of Waynesburg, Greene County, Pennsylvania
Administrator: Thomas E. Rush, 1670 Lantz Street, Waynesburg, PA 15370
Attorney: Charles J. Morris, Esquire, Pollock Morris Belletti LLC,
54 South Washington Street, Waynesburg, PA 15370

The Greene Reports

-----10/04/18-----5

SECOND PUBLICATION

ALBERT, DONALD S.

Late of Waynesburg, Greene County, Pennsylvania
Administratrix CTA: Margaret A. Albert, 108 Western Avenue, Houston, PA 15342
Attorney: Gregory C. Hook, Esquire, 189 West High Street, P O Box 792.
Waynesburg, PA 15370

Mc NETT, DARIN KEITH

Late of Whiteley Township, Greene County, Pennsylvania
Administrator: Crystal D. McNett, 1978 Mt. Morris Road, Waynesburg, PA 15370
Attorney: None

REINHART, SR., ROBERT

Late of Jefferson Township, Greene County, Pennsylvania
Executor: Robert Reinhart, Jr., 319 Browns Road, Jefferson, PA 15344
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

SCOTT, NELSON R.

Late of Washington Township, Greene County, Pennsylvania
Executor: Nelson T. Scott, % David J. Russo, Esquire, 192 West High Street,
Waynesburg, PA 15370
Attorney: David J. Russo, Esquire, 192 West High Street, Waynesburg, PA 15370

WILKINS, SR., LAWRENCE DALE

Late of Perry Township, Greene County, Pennsylvania
Executor: Lawrence Dale Wilkins, Jr., % David J. Russo, Esquire,
192 West High Street, Waynesburg, PA 15370
Attorney: David J. Russo, Esquire, 192 West High Street, Waynesburg, PA 15370

THIRD PUBLICATION

RINGLING, DANIEL KENNETH

Late of Washington Township, Greene County, Pennsylvania
Executor: Dawn E. Ringling, 560 Craig Run Road, Waynesburg, PA 15370
Attorney: None

The Greene Reports

6-----10/04/18-----

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-32-2018 - No. AD-419-2018**

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 26, 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.

Nationwide Advantage Mortgage foreclosure, 1100 Locust St. Dept 2009, Des Moines, IA 50391

vs.
Brent A. Peruzzi and Teresa Peruzzi 653 Browns Ferry Road, Carmichaels, PA 15320

ALL THAT CERTAIN TRACT OF LAND SITUATE IN CUMBERLAND TOWNSHIP, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

BRENT A. PERUZZI AND TERESA PERUZZI

ADDRESS: 653 Browns Ferry Road, Carmichaels, PA 15320

PARCEL ID NO: 05-19-523

PROPERTY ADDRESS: 653 Browns Ferry Road, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 57-19-523

Seized and taken into execution to be sold as the property of BRENT A. PERUZZI, TERESA PERUZZI in suit of NATIONWIDE ADVANTAGE MORTGAGE COMPANY

Attorney for the Plaintiff:
Martha E. Von Rosenstiel, P.C.
Secane, PA 610-328-2887

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

The Greene Reports

-----10/04/18-----7

LEGAL NOTICE

**IN THE UNITED STATES DISTRICT COURT
FOR THE WESTERN DISTRICT OF PENNSYLVANIA**

| | | |
|-------------------------------------|---|-------------------|
| UNITED STATES OF AMERICA, |) | |
| Plaintiff, |) | |
| vs. |) | CIVIL ACTION NO: |
| JEFFREY SCOTT KERVASKI and LOWELL |) | 2:17-ev-01045-ANB |
| OTTO SQUIRES known heirs of PHYLLIS |) | |
| SQUIRES, DECEASED and ALL |) | |
| UNKNOWN HEIRS, SUCCESSORS AND |) | |
| ASSIGNS AND ALL PERSONS, FIRMS OR |) | |
| ASSOCIATIONS CLAIMING RIGHT, |) | |
| TITLE OR INTEREST FROM OR UNDER |) | |
| PHYLLIS SQUIRES, DECEASED |) | |
| Defendants. |) | |

MARSHAL'S SALE: By virtue of a Writ of Execution issued out of the United States District Court for the Western District of Pennsylvania and to me directed, I shall expose to public sale the real property located at and being more fully described at Greene County Deed Book 334 Page 501.

SAID SALE to be held at the Greene County Courthouse on the front porch, 10 East High Street, Waynesburg, PA 15370 at **10:00 a.m.** prevailing standard time, on **October 29, 2018.**

ALL that certain tract of land, together with the buildings, and improvements erected thereon described as Tax Parcel No. 2802106 recorded in Greene County, Pennsylvania, commonly known as: **170 North Maiden Street, Waynesburg, PA 15370.**

IDENTIFIED as Tax/Parcel #: 28-02-106 in the Deed Registry Office of Greene County, Pennsylvania. HAVING erected a dwelling thereon known as 170 NORTH MAIDEN STREET, WAYNESBURG, PA 15370. BEING the same premises conveyed to Phyllis Squires, dated October 25, 2005, and recorded on October 25, 2005 in the office of the Recorder of Deeds in and for Greene County, Pennsylvania at Deed Book 334, Page 501. Seized and taken in execution as the property of Phyllis Squires at the suit of the United States of America, acting through the Under Secretary of Rural Development on behalf of Rural Housing Service, United States Department of Agriculture, to be sold on Writ of Execution as Civil Action No. 2:17-cv-01045.

TERMS OF SALE: Successful bidder will pay ten percent (10%) by certified check or money order upon the property being struck down to such bidder, and the remainder of the bid within thirty (30) days from the date of the sale and in the event the bidder cannot pay the remainder, the property will be resold and all monies paid in at the original sale will be applied to any deficiency in the price at which the property is resold. The successful bidder must send payment of the balance of the bid directly to the U.S. Marshal's Office c/o Sheila Blessing, 700 Grant Street, Suite 2360, Pittsburgh, PA 15219. Bidder must have deposit funds immediately available

The Greene Reports

8-----10/04/18-----

and on his person in order to bid, bidder will not be permitted to leave the sale and return with deposit funds. Notice is hereby given that a Schedule of Distribution will be filed by me on the thirtieth (30th) day after the date of sale, and that distribution will be made in accordance with the Schedule unless exemptions are filed thereto within ten (10) days thereafter. Purchaser must furnish State Realty Transfer Tax Stamps, and stamps required by the local taxing authority. Marshal's costs, fees and commissions are to be borne by seller. Michael Baughman, Acting United States Marshal. For additional information, please contact Cathy Diederich at 314-457-5514 or the USDA foreclosure website at www.resales.usda.gov.

LEGAL NOTICE

To: Hope Shriver and Thomas Clark Aberegg

**In Re: A.A.A., minor child, born April 3, 2013,
Z.L.A. minor child, born August 22, 2015, and
C.M.A., minor child, born July 18, 2017**

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, A.A.A, born April 3, 2013 Z.L.A. born August 22, 2015, and C.M.A., born July 18, 2017. 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 October 23, 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.

The Greene Reports

-----10/04/18-----9

LEGAL NOTICE

NOTICE OF JUDICIAL SALE OCTOBER 30, 2018

Pursuant to the Pennsylvania Real Estate Tax Sale Law, Act of 1947, P.L. 1368, No. 542, as amended and by Order of the Court of Common Pleas of the County of Greene, Misc. No. 3, 1997 for the purposes as set forth in Section 612 of the Real Estate Tax Sale Law (72 P.S. 5860.612 et al), notice is hereby given that the following properties listed shall be sold by the Tax Claim Bureau, of Greene County, on Tuesday the 30th day of October 2018, at 8:30 a.m., at the Greene County Fairgrounds, 4H Building, Upper Level, Waynesburg, Pennsylvania freed and cleared of all tax and municipal claims, liens, mortgages, charges and estates can be properly discharged.

All properties to be sold were previously exposed to Upset Sale on the following dates: September 15, 2004, September 14, 2005, September 12, 2007, September 10, 2008, September 9, 2009, October 12, 2011, September 19, 2012, September 18, 2013, September 17, 2014, September 16, 2015, September 21, 2016, September 20, 2017.

TERMS OF SALE

1. No property will be sold for less than that amount set by the Tax Claim Bureau.
2. The total sale price must be paid in cash or certified check immediately after bid is accepted.
3. The properties are offered for sale by the Tax Claim Bureau without any guarantee of warranty whatever, either as to existence, correctness of ownership, size, boundaries, locations, structures upon the land, or any other matter or thing whatever. No adjustment will be made after the property is struck down.
4. Other terms to be announced at time of sale.

Notice to Prospective Tax Bidders, in accordance with Act No 133, approved by Governor Ridge on December 21, 1998, P.L. 1368, No 542, prospective purchasers at all tax sales are now required to certify to the Tax Claim Bureau as follows:

1. Successful bidder shall be required to provide certification to the Bureau that within the municipal jurisdiction, such person is not delinquent in paying real estate taxes owed to taxing bodies within Greene County, and
2. A successful bidder shall be required to provide certification to the Bureau that, within the municipal jurisdiction, such person is not delinquent in paying municipal utility bills owed to municipalities within Greene County.

This law is now in effect and will be recognized in conjunction with the following tax sale:

2018 Judicial Sale October 30, 2018

3. PROSPECTIVE BIDDERS MUST REGISTER ON OR BEFORE, OCTOBER 22, 2018. No registration will be taken on the day of the sale. Certification forms are available in the Tax Claim Bureau.

Sue Ellen Kingan
Director