

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.:
Nov. 5, Nov. 7 & Nov. 9, 2018

CRIMINAL

Arraignments: Nov. 5, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

CENTER TOWNSHIP

Dale Alan Wildman to Stone Hill Minerals Holdings LLC, 132.6263 Acres O&G, \$148,500. (10-24-18)

Douglas J Crouse to Pennmarc Resources III LLC, 11 Acres O&G, \$90,400. (10-25-18)

Watson Revocable Trust to Gordon C Scott IV et ux, 50.624 Acres, \$80,000. (10-25-18)

CUMBERLAND TOWNSHIP

Nick E Czyzewski et al to John Paul Lawrence, 3.912 Acres, \$322,500. (10-19-18)

David F Pollock et us to Janice K Flynn et al, 2 Lots, \$200. (10-19-18)

James P Ward Deceased by Sheriff to Nationstar Hecm Acquisition Trust 2017-1, Lot, \$31,000. (10-19-18)

Pamela S Judy et con to Leanna M Madich et al, 26.0842 Acres, \$90,000. (10-23-18)

Teri Ball to Vincent Kozlowski et ux, Lot 131 Nemaocolin Plan, \$8,400. (10-23-18)

Timothy Todd Jones et ux to Michael R Pawlikoski, Lots 5-6 Frank Keener Farm Plan, \$35,000. (10-25-18)

FRANKLIN TOWNSHIP

Melissa Riffle to Brian D Varner et ux, Tract, \$168,000. (10-19-18)

Laurine M Williams Est to Richard E Patterson et al, 60.5312 Acres, \$10,000. (10-22-18)

Michael D Foster et ux to Benjamin Craig Schweiger, Lots 56 & 57 Porter Addition, \$30,000. (10-24-18)

Marsha G Reichert to Oak Ridge Resources LLC, 8.2409 Acres O&G, \$2,055. (10-25-18)

Suzanne Gannone to Oak Ridge Resources LLC, 8.2409 Acres O&G, \$1,365. (10-25-18)

Meyer R Sonneborn et ux to Gary L McCarty et ux, .470 Acre, \$310,000. (10-25-18)

Paul R Kraft et ux to Brian Wise et ux, Lot 26 Rolling Meadows Plan, \$190,000. (10-25-18)

FREEPORT TOWNSHIP

George Phillips et ux to Ojeda AD4 LLC et al, 172.3 Acres O&G, \$11,965.28 (10-24-18)

FREEPORT, GILMORE & SPRINGHILL TOWNSHIPS

Robert Vincent Boeck et ux to Pikewood Energy Corporation, Tracts O&G, \$45,593.70 (10-23-18)

GILMORE TOWNSHIP

Earl L Taylor et al to CNX Midstream Devco III LP, R/W, \$35,000. (10-19-18)

Kevin N Rock Living Trust to Ralph R Gilbert Jr, 2 Tracts, \$114,439.50 (10-24-18)

GRAY TOWNSHIP

Roberta E Meredith to William A Wilson Jr, 5 Tracts, \$15,000. (10-24-18)

JACKSON TOWNSHIP

John H Phillips et ux to Oak Ridge Resources LLC, 20.5 Acres O&G, \$6,150. (10-25-18)

Bonnie Shepler to Oak Ridge Resources LLC, 20.5 Acres O&G, \$3,075. (10-25-18)

JEFFERSON TOWNSHIP

Grant A Lindsley Jr to Sheri Ashcraft et al, 2 Tracts, \$15,000. (10-22-18)

MORGAN TOWNSHIP

Alice E Geherin to Alice Elizabeth Spragg, 9.905 Acres O&G, \$89,149.50 (10-23-18)

PERRY TOWNSHIP

Scott A Kiger et ux to MPB Real Estate Holdings LLC, 2 Tracts, \$167,240. (10-25-18)

RICHHILL TOWNSHIP

William H Moats et ux to Shawn A Burns et ux, 2.64 Acres, \$140,000. (10-25-18)

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SPRINGHILL TOWNSHIP

Bruce Kimble et ux to Ruth A Kimble, 98 Acres O&G, \$9,000. (10-24-18)

WAYNE TOWNSHIP

Victoria Moore e con to Mark D Evans, .3 Acre, \$3,000. (10-22-18)

WHITELEY TOWNSHIP

Emerald Contura LLC to Rice Poseidon Midstream LLC, Agr., \$16,668.49 (10-24-18)

WAYNESBURG BOROUGH

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

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

SECOND 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

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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

Executrix: Gregory S. Hillsman, 111 Martin Street, Rices Landing, PA 15357

Attorney: None

THIRD 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

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.

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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.

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

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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

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