

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. 75

February 27, 2020



Table of Contents

Deed Transfers	Page 3
Estate Notices	Page 4
Legal Notices	Page 5
Sheriff's Sales.....	Page 6
April 1, 2020 Judicial Sale	Addendum

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----2/27/20-----

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

MOTIONS

Criminal & Civil & O.C.:
March 2 and March 4, 2020

CRIMINAL

Arraignments: March 2, 2020
ARDs: March 16, 2020
ARD Revocations: March 16, 2020
Parole Violations: March 2, 2020
Plea Court: March 17 and 18, 2020
License Suspension Appeals: April 20, 2020
Argument Court: March 30, 2020

ORPHANS

Accounts Nisi: March 2, 2020
Accounts Absolute: March 13, 2020

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 20-24, 2020
Convenes in Pgh.: March 30-April 3, 2020
Convenes in Pgh.: March 16-20, 2020

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

The Greene Reports

-----2/27/20-----3

DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Robert D. Gray, et ux., to Tyler M. Jones, Lot 216 in Crucible, \$59,500.00 (2-26-20)

FRANKLIN TOWNSHIP

Mae Fannie, et al., to Christa Hull, et ux., .572 Acre, \$15,000.00 (2-21-20)

GILMORE TOWNSHIP

US Bank N A, et al., to Jeffery L. Rode, et ux., 3 Acres, \$37,000.00 (2-25-20)

MORGAN TOWNSHIP

Thomas B. Owens, Jr., et ux., to Shawn M. Rychtarsky, Lot 215 in Mather, \$5,000.00 (2-26-20)
Travis W. Moore, et ux., to Robert C. Deems, et ux., Lot 512 in Mather, \$68,000.00 (2-27-20)

MORRIS TOWNSHIP

Holly M. Jones, et ux., to Three Rivers Royalty LLC, 30.175 Acres, O&G, \$122,208.75 (2-24-20)

PERRY TOWNSHIP

First Federal Savings & Loan to New Leaf Property Development LLC, Tract, \$24,000.00 (2-21-20)

RICES LANDING BOROUGH

Henry C. Neidhardt to PikeWood Energy Corporation, .5627 Acres, O&G, \$1,680.00 (2-25-20)
Brian Keith Schaum, et ux., to PikeWood Energy Corporation, 2 Tracts, O&G, \$1,140.00 (2-25-20)

RICHHILL TOWNSHIP

Mountaineer Natural Gas Company to PikeWood Energy Corporation, 50 Acres, O&G, \$360,000.00 (2-25-20)

SPRINGHILL TOWNSHIP

Gregory W. Popko, et ux., to Bruno A. DeAugustine, et ux., 2 Acres, \$20,000.00 (2-21-20)

WAYNE TOWNSHIP

Thomas L. Fix Estate, et al., to Connie F. Wettgen, 5.079 Acres, \$15,500.00 (2-24-20)
Loretta J. Stewart to Winged Foot Minerals LLC, 63.9625 Acres, O&G, \$1,000.00 (2-24-20)

WAYNESBURG BOROUGH

Joshua E. Hampson, et ux., to Bo Hampson, Lot, \$47,500.00 (2-21-20)

The Greene Reports

4-----2/27/20-----

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

BEDILION, GARY L.

Late of Jefferson Township, Greene County, Pennsylvania
Administratrix: Tammy S. Koratich, 121 Bedilion Road, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

PHILLIPS, ROGER LEE

Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Kathy P. Millikin, 138 Long Woods Road, Waynesburg, PA 15370
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms LLC, 54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

CHRISTOPHER, JANE E.

Late of Greensboro Borough, Greene County, Pennsylvania
Administrator: Chantel N. Christopher-Fisher, c/o Davis & Davis Law Offices, Jeremy J. Davis, Esquire, 107 East Main Street, Uniontown, PA 15401
Attorney: Jeremy J. Davis, Esquire, Davis & Davis Law Offices, 107 East Main Street, Uniontown, PA 15401

FOX, JEAN E.

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Lorie Widdup, 106 Huntington Woods, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

ROBERTS, JAMES D.

Late of Waynesburg, Greene County, Pennsylvania
Administrator: Nikolas C. Larrow Roberts, 2401 Glenarm Avenue, Pittsburgh, PA 15226
Attorney: None

THOMAS, WILLIAM P., JR.

Late of Waynesburg, Greene County, Pennsylvania

Co Administrators: William P. Thomas, III, 456 Church Run Road, Spraggs, PA 15362 and Karl A. Thomas, 874 Poulos Road, Indiana, PA 15701

The Greene Reports

-----2/27/20-----5

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

GIACOMEL, LOUISE E.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Lara M. Keene, c/o Benjamin F. Goodwin, Esquire, 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401
Attorney: Benjamin F. Goodwin, Esquire, 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401

ROBERTS, TINA LYNN

Late of Morgan Township, Greene County, Pennsylvania
Administrator: James M. Roberts, c/o Kristen L. Behrens, Esquire, 457 Haddonfield Road, Suite 700, Cherry Hill, NJ 08002
Attorney: Kristen L. Behrens, Esquire, 457 Haddonfield Road, Suite 700, Cherry Hill, NJ, 08002

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA

COMMUNITY BANK,)	CIVIL DIVISION
)	
Plaintiff,)	No. AD 106, 2020
)	
Vs.)	
)	
JOEY ROSE, daughter of)	
JOSEPH K. CALDWELL, individually)	
And in her capacity as Heir of JOSEPH)	
K. CALDWELL,)	
CHAD CALDWELL, son of)	
JOSEPH K. CALDWELL, individually,)	
And in his capacity as Heir of JOSEPH)	
K. CALDWELL,)	
)	
And)	
)	
UNKNOWN HEIRS,)	
SUCCESSORS, ASSIGNS AND ALL)	
PERSONS, FIRMS OR)	

ASSOCIATIONS CLAIMING RIGHT,)
TITLE OR INTEREST FROM OR)

The Greene Reports

6-----2/27/20-----

UNDER JOSEPH K. CALDWELL,)
DECEASED,)
)

Defendants.

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, COMMUNITY BANK, f/k/a COMMUNITY BANK, NATIONAL ASSOCIATION 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 106, 2020, seeking to foreclose the mortgage secured by your property located at 176 Gacek Road, Greensboro, PA 15338.

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 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.

If you do not know a lawyer, Contact – Lawyer Referral Service

Court Administrator
Law Library
Greene County Courthouse
Waynesburg, PA 15370
Telephone Number 852-5237

If you cannot afford a lawyer, Contact – Greene County Legal Aid Society

63 S. Washington Street
Waynesburg, PA 15370
Telephone Number 627-3127

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-721-2019 ED-1-2020

The Greene Reports

-----2/27/20-----7

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, MARCH 13, 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.

First Federal Savings and Loan Association of Greene County
Vs.
Estate of James H. Lewis, Sr.

ALL those two parcels of land situate in Franklin Township, Greene County, Pennsylvania, having erected a one unit, ranch, white vinyl siding (manufactured) home with an address of 168 Cook Avenue, Waynesburg, PA 15370.

TAX PARCEL #07-22-178

PROPERTY ADDRESS: 168 Cook Avenue, Waynesburg, PA 15370

UPI/ TAX PARCEL NUMBER: 07/22/178//

Seized and taken into execution to be sold as the property of JAMES H. LEWIS, SR, CONNIE SUE LEWIS (OCCUPANT), ESTATE OF JAMES H. LEWIS, SR. in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE.

Attorney for the Plaintiff:
Kirk A. King

MARCUS SIMMS, Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-183-2019 ED-75-2019

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, MARCH 13, 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.

F.N.B. Properties Company, Inc.
Vs.

The Greene Reports

The Greene Reports

8-----2/27/20-----

-----2/27/20-----9

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:

UPI/ TAX PARCEL NUMBER: 03-10-110

Seized and taken into execution to be sold as the property of LARINA L. WRIGHT A/K/A LARINA I. WRIGHT, KERMIT L. WRIGHT in suit of THE BANK OF NEW YORK MELLON AS INDENTURE TRUSTEE FOR NATIONSTAR EQUITY LOAN TRUST 2009-A C/O NATIONSTAR MORTGAGE LLC.

ALL THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COMMONWEALTH 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.

Attorney for the Plaintiff:
KML Law Group, P.C.
Philadelphia, Pa 215-627-1322

MARCUS SIMMS, Sheriff
Greene County, Pennsylvania

PROPERTY ADDRESS: 272 Mt. Pleasant Road, Dilliner, PA 15327

UPI/ TAX PARCEL NUMBER: 06-06-209A

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:
Step toe & Johnson
Canonsburg, PA 724-749-3196

MARCUS SIMMS, Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-184-2016 ED-33-2016

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, MARCH 13, 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.

The Bank of New York Mellon as Indenture Trustee for Nationstar Home Equity Loan Trust 2009-A c/o Nationstar Mortgage LLC

Vs.
Kermit L. Wright
Larina L. Wright a/k/a Larina I. Wright

ALL THAT CERTAIN lot of land situate in Center Township, County of Greene and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 102 McQuay Road, Waynesburg, PA 15370

TAX PARCEL #03-10-110