

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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Table of Contents

Deed Transfers	Page 3
Estate Notices	Page 4
First and Final Accounts.....	Page 5
Legal Notices	Page 6
Sheriff's Sales	Page 6

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----05/23/19-----

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

MOTIONS

Criminal & Civil & O.C.:
May 27, May 29 & May 31, 2019

CRIMINAL

Arraignments: May 28, 2019
ARDs: June 10, 2019
ARD Revocations: June 10, 2019
Parole Violations: June 3, 2019
Plea Court: June 11 and 12, 2019
License Suspension Appeals: June 17, 2019
Argument Court: May 28, 2019

ORPHANS

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

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: June 4, 2019

Convenes in Pgh.: June 21-17, 2019

Convenes in Pgh.: October 2-4, 2019

ARGUMENTS

Argument Court: June 9, 2019

CIVIL

Domestic Relations Contempts:
May 28, 2019
Domestic Relations Appeals
May 28, 2019

JUVENILE

Plea Day: June 20, 2019

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Jessica L. Phillips, President

Christopher M. Simms, Vice-President

Cheryl Cowen, Secretary

Timothy M. Ross, Treasurer

Christine N. Nash, Ex-Officio

The Greene Reports

-----05/23/19-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

Wayne N. McCullough to VES Land LLC, 72.73 Acres O&G, \$2,400.00 (5-23-19)

Donna L. Staggers to VES Land LLC, 72.73 Acres O&G, \$1,200.00 (5-23-19)

CUMBERLAND TOWNSHIP

Timothy R. Neligh, et ux, to Michael A. Gilmore, et al, 1.62 acres, \$106,000.00 (5-20-19)

Melissa A. Husenits, et al, to Phillip K. Redman, 2 Tracts, \$172,000.00 (5-22-19)

DUNKARD TOWNSHIP

Linda J. Hegedis, et ux, to Michael I. Melroy, et ux, Lot 226 Bobtown, \$58,000.00 (5-20-19)

Wells Fargo Bank N A to Creekside Investment Group LLC, 17 Acres, \$123,000.00 (5-23-19)

FRANKLIN TOWNSHIP

Aliff M. Dulaney to EQM Gathering OPCO LLC, R/W, \$275,950.00 (5-20-19)

SUNCAP Waynesburg LLC to ARG EQWBGPA001, 13.3686 Acres, \$13,448,044.00 (5-22-19)

GILMORE TOWNSHIP

Anette Ruth Clovis to BETA Energy Partners LLC, 87.174 Acres O&G, \$9,081.50 (5-23-19)

MORGAN TOWNSHIP

Robert A. Harry, et ux, to EQM Gathering OPCO LLC, Agreement 22.53 Acres, \$26,000.00 (5-20-19)

William C. Schamp to Erik S. Mullen, Lots 17-18 in Bell Heights Plan, \$82,000.00 (5-23-19)

Billy C. Schamp to Erik S. Mullen, Lot in Bell Heights Plan, \$30,000.00 (5-23-19)

MORRIS TOWNSHIP

Daniel W. Greene, et ux, to EQM Gathering OPCO LLC, R/W, \$40,954.00 (5-20-19)

Van J. Loughman, et ux, to EQM Gathering OPCO LLC, R/W \$155,900.80 (5-20-19)

PERRY TOWNSHIP

Nada E. Beneke to Gary L. Hays, 2 Tracts, \$60,000.00 (5-20-19)

WAYNE TOWNSHIP

Linda J. Hall, et al, to Linda J. Hall, et ux, 55 Acres, \$42,916.56 (5-23-19)

WAYNESBURG BOROUGH

Devin R. Ducoeur, et ux, to Donald A. Redka, et ux, Lot, \$109,900.00 (5-21-19)

Scarlett R. Church to Jos R. Calladine, Lot, \$159,900.00 (5-22-19)

The Greene Reports

4-----05/23/19-----

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

AIRES, MARY JO

Late of Perry Township, Greene County, Pennsylvania
Administrator: Drew Joseph Aires, 328 Mt. Morris Road, Waynesburg, PA 15370
Attorney: Matthew D. Rak, Esquire, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219

GUTHRIE, ROGER FRANKLIN

Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Starr E. Guthrie, 22 Route 21 MHP, Carmichaels, PA 15320
Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

NIEDHAMMER, MARTHA E. a/k/a MARTHA EVELYN NIEDHAMMER

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Linda Corbett, 1915 Hazen Richardsville Road, Brookville, PA 15825
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

FRYE, HELEN W.

Late of Jackson Township, Greene County, Pennsylvania
Executor: Timothy M. Frye, 700 Rolling Meadows Road, Waynesburg, PA 15370
Attorney: Brandon Meyer, Esquire, 76 N. Richhill Street, Waynesburg, PA 15370

HILL, GLORIA JEAN a/k/a JEANIE HILL

Late of Monongahela Township, Greene County, Pennsylvania
Executrix: Anetta Shaffer, 156 Liveeasy Road, Carmichaels, PA 15320
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

HUEY, HILDA E.

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Doreen M. Rice, 7545 Lakeview Ave., Jackson, MI 49201
Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

COURTWRIGHT, KIMBERLY SUE

Late of Center Township, Greene County, Pennsylvania

The Greene Reports

-----05/23/19-----5

Administratrix: Amberly Courtwright, 293 W. Lincoln Street, Waynesburg, PA 15370
Attorney: David F. Pollock, Esquire, POLLOCK MORRIS BELLETTI and SIMMS, LLC, 54 South Washington Street, Waynesburg, PA 15370

MILLER, JOY LYNNE

Late of Greene Township, Greene County, Pennsylvania
Co-Executors: Susan M. Mooreland and Douglas S. Miller, Jr., 244 Lytton Avenue, Pittsburgh, PA 15213
Attorney: Robert H. Gustine, Esquire, Straka & Gustine, LLP, 435 Beaver Street, 2nd Floor, Sewickley, PA 15143

SMITH, JOHN E.

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Sharon Kay Smith, 1069 Hargus Creek Road, Waynesburg, PA 15370
Attorney: Matthew D. Rak, Esquire, Leech Tishman Fuscaldo & Lampl, LLC, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219

THIRD PUBLICATION

MANGAN, CATHERINE J.

Late of Mt. Morris, Greene County, Pennsylvania
Executor: Salvatore S. Nyiri, 341 Marbury Road, Bethel Park, PA 15102
Attorney: None

FIRST AND FINAL ACCOUNTS

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY SHERRY L. WISE, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON June 3, 2019 FOR NISI CONFIRMATION AND ON June 13, 2019 FOR FINAL CONFIRMATION.

The First & Final Account of Judy Lynn Carr, Executrix of the Estate of James R. Clites, Deceased, late of Bobtown, Greene County, PA

Attorney: Kimberly J. Simon-Pratt, Esquire
223 East High Street
Waynesburg PA 15370

The Greene Reports

6-----05/23/19-----

LEGAL NOTICE

NOTICE IS HEREBY GIVEN that a Petition has been filed in the Court of Common Pleas of Greene County, Pennsylvania, seeking to change the name of Glenn Marvin Johnston Piroch to Glenn Marvin Johnston. A hearing on the Petition will be held on May 29 2019 at 1 o'clock p.m. in Courtroom No. 1 at the Greene County Courthouse, 10 East High Street, Waynesburg, Pennsylvania, at which time any persons interested may attend and show cause, if any, why the Petition should not be granted.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-26-2019 AD-61-2018

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, June 7, 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.

AD-61-2018
ED-26-2019
TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN, TRUST, SERIES 2005-SN1,
ASSET BACKED PASS-THROUGH CERTIFICATES

v.
ANITA REDDINGS, IN HER CAPACITY AS HEIR OF CALVIN REDDINGS; UNKNOWN HEIRS,
SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATES CLAIMING RIGHT,
TITLE OR INTEREST FROM OR UNDER CALVIN REDDINGS

ALL THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE JEFFERSON, GREENE
COUNTY, PENNSYLVANIA:
BEING KNOWN AS: BOX 17 HAMILTON 3RD STREET JEFFERSON, PA 15344

BEING PARCEL NUMBER: 15-12-226

IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: Box 17 3rd Street, Jefferson, PA 15344

UPI/TAX PARCEL NUMBER: 15-12-226

**Seized and taken into execution to be sold as the property of ANITA REDDINGS, IN HER CAPACITY
AS HEIR OF CALVIN REDDINGS; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL**

The Greene Reports

-----05/23/19-----7

**PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR
UNDER CALVIN REDDING, ANITA REDDINGS in suit of HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR ACE SECURITIES CORP. HOME EQUITY LOAN TRUST,
SERIES 2005-SN1, ASSET BACKED PASS-THROUGH CERTIFICATES.**

Attorney for the Plaintiff:
RAS Citron Law Offices

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

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Pennsylvania Housing Finance Agency
vs
Richard W. Owens, Jr.

Situate in the Township of Morgan, City of Greene and Cmwth of PA. HET a dwg k/a 124 First Street,
Mather, PA 15346. Tax Parcel No. 17-11-349

BEING the same premises which Erik J. Calvert, single, by deed dated August 8, 2007 and recorded on
August 9, 2007 in the Greene County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 373,
Page 298, granted and conveyed unto Richard W. Owens, Jr.

PROPERTY ADDRESS: 124 First Street, Mather, PA 15346

UPI / TAX PARCEL NUMBER: 17-11-349

**Seized and taken into execution to be sold as the property of RICHARD W. OWENS, JR in suit of
PENNSYLVANIA HOUSING FINANCE AGENCY.**

Attorney for the Plaintiff:
Louis M. Vitti, Esquire
Oakmont, PA

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania