

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.:
May 20, May 22 & May 24, 2019

CRIMINAL

Arraignments: May 20, 2019
ARDs: June 10, 2019
ARD Revocations: June 10, 2019
Parole Violations: May 20, 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

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION
Editor: Kayla M. Sammons
E-mail address: editor.greenerereports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

CENTER TOWNSHIP

Douglas R. Conklin, et ux, to EQM Gathering OPCO LLC, R/W, \$74,072.00 (5-13-19)

CUMBERLAND TOWNSHIP

Elizabeth Hall Estate, et al, to Brad Allen Babyak, et ux, Lot 404 Crucible, \$12,500.00 (5-10-19)

Paul D. Westlake, et ux, to Kurt J. Nuckels, et ux, Lot, \$42,500.00 (5-10-19)

Marla J. Walker, et al, to John W. Walker, Jr., Lot, \$799.20 (5-13-19)

Harry E. Husk, III to Katelynn E. Mahr, Lot 285 Crucible, \$58,000.00 (5-14-19)

DUNKARD TOWNSHIP

Mark Gaskill to Robert J. Delansky, 11.766 acres, \$2,500.00 (5-14-19)

Lilly Family Irrevocable Trust, et al, to Longview Power LLC, 65 acres, \$60,000.00 (5-14-19)

FRANKLIN TOWNSHIP

Trang Nguyen to Richard Work, et ux, Tract, \$114,000.00 (5-13-19)

Nicholas G. Drizos TDBA, et al, to EQM Gathering OPCO LLC, R/W, \$160,000.00 (5-13-19)

John Michael Eddy, et ux, to EQM Gathering OPCO LLC, R/W, \$8,600.00 (5-13-19)

Ryan Michael Milliken to EQM Gathering OPCO LLC, R/W, \$66,070.00 (5-13-19)

Ronald Adrian Whipkey, et ux, to EQM Gathering OPCO LLC, R/W, \$47,304.00 (5-13-19)

Rodney G. Lawrence, et ux, to Blaine S. Hawkins, 2 Lots, \$283,000.00 (5-14-19)

Gregory C. Mankey to Bryan K. Cole, et ux, .947 acres, \$20,000.00 (5-14-19)

Glenn R. Kennedy, et ux, to Virginia N. Posey, 2 Lots, \$75,000.00 (5-15-19)

MORGAN TOWNSHIP

Gregory A. Katchmark to Karen Finogle, Lot 217 Mather, \$25,000.00 (5-13-19)

Gina J. Rafail, et ux, to Roger Lawrence, et ux, .66 acres, \$172,000.00 (5-15-19)

Levi C. Benson to Keystone Buckeye Energy Holdings LLC, et al, 179.262 acres O&G, \$3,500.00 (5-15-19)

MORRIS TOWNSHIP

Max G. Loughman, et ux, to EQM Gathering OPCO LLC, R/W, \$124,609.60 (5-13-19)

Shelby Phillips to EQM Gathering OPCO LLC, R/W, \$10,000.00 (5-13-19)

Robert E. Mahan, Sr., et ux, to EQM Gathering OPCO LLC, R/W, \$19,272.00 (5-13-19)

MORRIS AND WASHINGTON TOWNSHIPS

Harden Farms LLC to EQM Gathering OPCO LLC, R/W, \$67,964.80 (5-13-19)

PERRY TOWNSHIP

Mary Lou Lemley Estate, et al, to Ryan A. Adams, 2 Tracts, \$92,000.00 (5-14-19)

RICHHILL TOWNSHIP

Robin Corrine Williams to VES Land LLC, 70.4 acres O&G, \$1,354.50 (5-14-19)

WASHINGTON TOWNSHIP

Mark W. Morgan, et ux, to Johnathan Shrader, et ux, Lot 8 Washington Hill Subdivision, \$185,000.00 (5-13-19)

Joann Wright to EQM Gathering OPCO LLC, R/W, \$17,568.00 (5-13-19)

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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

HUEY, HILDA E.

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

COURTWRIGHT, KIMBERLY SUE

Late of Center Township, Greene County, Pennsylvania
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

SECOND PUBLICATION

MANGAN, CATHERINE J.

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

THIRD PUBLICATION

FRANCIS, KATHLEEN DULANEY

Late of Mt. Morris, Greene County, Pennsylvania

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Executrix: Jonetta A. Francis, White Swan Apartments, Apt. 3800, 117 W. Main Street, Uniontown, PA 15401
Attorney: Christopher Michael Simms, Esquire, 54 South Washington Street, Waynesburg, PA 15370-2036

VIRGILLI, VELMA CAROLYN

Late of Mather, Greene County, Pennsylvania
Executrices: Christine Conrad, 425 E. Oakview Drive, Waynesburg, PA 15370 and Andrea Semenoff, 102 Charles Street, Carmichaels, PA 15320
Attorney: David F. Pollock, Esquire, 54 South Washington Street, Waynesburg, PA 15370-2036

FELL, NANCY

Late of Center Township, Greene County, Pennsylvania
Administrator: Anthony F. Fell, III, 492 Claylick Road, Holbrook, PA 15341
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street, Waynesburg, PA 15370

BENNETT, ROBERT DANIEL

Late of Morgan Township, Greene County, Pennsylvania
Administratrix: Ethel Shipman, 436 Browns Road, Waynesburg, PA 15370

Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

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

INCORPORATION NOTICE

ARTICLES OF INCORPORATION
Business Corporation

Benjamin F. Goodwin, Esquire, GOODWIN COMO, P.C., 108 N. Beeson Blvd., Suite 400, Uniontown, PA 15401. Notice is hereby given that Articles of Incorporation have been filed with the Department of State of the Commonwealth of Pennsylvania with respect to a corporation that has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988. The name of the corporation is WATASH OUTDOORS, INC.

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA
IN RE: Change of Name E.L.R.) MISC. No. 41 OF 2019

NOTICE is hereby given that on April 25, 2019; a Petition was filed by Noah Hixon, Father of E.L.R., in the above-styled court requesting an ORDER to change the child's name from E.L.R. to E.L.H.

The Court has fixed the date of July 30, 2019, at 9:30a.m. in Courtroom No. 1 of the Greene County Courthouse, Waynesburg, Pennsylvania, as the time and place for a Hearing on said Petition when any interested party may appear and show cause, if any, why the request of the Petitioner should not be granted.

Court Administrator Jessica L. Phillips, Esquire
Courthouse Chambers & Pratt, PC
Waynesburg, PA 15370 223 East High Street
724-852-5289 Waynesburg, PA 15370

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-24-2019

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, MAY 24, 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.

BANK OF AMERICA, N.A.
vs
Patricia J. Henrish

ALL THAT CERTAIN lot of ground situate in Cumberland Township, Greene County, Pennsylvania, known and designated as Lot No. 245 in the "Crucible Plan of Lots", and recorded in the Recorder's Office of Greene County, Pennsylvania, in Plan Book Vol. 1, Page 125, and being more particularly bounded and described as follows:

BEGINNING at a point in the center of Third Avenue, a forty street, being corner common to Lots No. 223, 224, 245 and 246; thence in the center line of said Third Avenue, and by Lot No. 224, North 81 degrees 05 minutes East, 56 feet to a point; thence by Lot No. 224, South 8 degrees 55 minutes East, 1475 feet to a point in the center of a sixteen-foot alley; thence in the center line of said sixteen-foot alley, and by Lot No. 256 South 81 degrees 05 minutes West, 56 feet to a point; thence by Lot No. 246, North 8 degrees 55 minutes West 147.5 feet to the place of BEGINNING.

Parcel ID/Tax ID Number: 05-29-404

PROPERTY ADDRESS: 245 Third Ave., Crucible PA 15325

UPI/TAX PARCEL NUMBER: 05-29-404

Seized and taken into execution to be sold as the property of PATRICIA HENRISH, in suit of BANK OF AMERICA.

Attorney for the Plaintiff:
KML Law Group, P.C.

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

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.

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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 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

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-23-2019 AD-26-2019**

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, 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.

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

Situate in the Township of Morgan, City of Greene and Cmwlt 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.

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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