

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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February 7, 2019



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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.:
Feb. 11, 14, & 15, 2019

CRIMINAL

Arraignments: Feb. 11, 2019
ARDs: March 11, 2019
ARD Revocations: March 11, 2019
Parole Violations: March 4, 2019
Plea Court: Feb. 12 & 13, 2019
License Suspension Appeals: Feb. 19, 2019

ORPHANS

Accounts Nisi: March 4, 2019
Accounts Absolute: Feb. 14, 2019

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: April 8 - 12, 2019

Convenes in Pgh.: February 18 - 22, 2019

Convenes in Pgh.: February 11 - 15, 2019

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Jessica Phillips, President

Christopher Simms, Vice-President

Cheryl Cowen, Secretary

Timothy Ross, Treasurer

Christine N. Nash, Ex-Officio

ARGUMENTS

Argument Court: Feb. 12, 2019

CIVIL

Domestic Relations Contempts:
Feb. 25, 2019
Domestic Relations Appeals
Feb. 25, 2019

JUVENILE

Plea Day: Feb. 21, 2019

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Keystone Buckeye Energy LLC to Highlands Royalty Fund LLC, 319.01 Acres O&G, \$63,137.50 (1-28-19)
Chevelle L Badeaux to Highlands Royalty Fund LLC, 319.01 Acres O&G, \$16,615.10 (1-28-19)
Cierra S Badeaux to Highlands Royalty Fund LLC, 319.01 Acres O&G, \$16,615.10 (1-28-19)
Connie Taylor to Keystone Buckeye Energy LLC et al, 3 Tracts O&G, \$26,584. (1-31-19)

CUMBERLAND TOWNSHIP

Delbert Sloneker et ux to Rodney C McGee, Lots 127-131 Hartley Plan, \$119,000. (1-25-19)
Chelsey Hermann to Alfalfa Properties LLC, 2 Lots, \$9,000. (1-28-19)

DUNKARD TOWNSHIP

Betty Lynch to Larry W Yost II, 14 Acres, \$18,000. (1-25-19)
Katherine L Graham to Colten Lee Fox, 1 Acre, \$20,222. (1-25-19)
MB Marcellus Acquisition LLC et al to Muddy Creek Energy Fund I LP, 92.75 Acres O&G, \$635,586.28 (1-31-19)

FRANKLIN TOWNSHIP

Shirish B Desai et con to William L Faddis et ux, 2.269 Acres, \$430,000. (1-25-19)
Lynn Jones to Oak Ridge Resources LLC, 34 Acres O&G, \$804. (1-28-19)
Emily Denome to Oak Ridge Resources LLC, 34 Acres O&G, \$804. (1-28-19)
David William Tennant et al to Sarah Jane Ibarra, 2 Tracts, \$139,900. (1-28-19)
LSF9 Master Participation Trust et al to David K Walker, Lot, \$52,000. (1-28-19)
William R Phillips et ux to Three Rivers Royalty LLC, 2 Tracts O&G, \$31,032.44 (1-29-19)
Loretta L Patterson Est to Tabitha Lemley, 2 Tracts, \$124,000. (1-31-19)

FREEPORT & GILMORE TOWNSHIPS

Paul G Pichardo to Three Rivers Royalty LLC et al, 8 Tracts O&G, \$574,680.24 (1-28-19)

FREEPORT & SPRINGHILL TOWNSHIPS

James Paul Wood et ux to VES Land LLC, 2 Tracts O&G, \$4,000. (1-29-19)

GILMORE TOWNSHIP

Karlotta F Hawkins to Oak Ridge Resources LLC, 75.72 Acres O&G, \$262.91 (1-28-19)
Jon Michael Grim to Oak Ridge Resources LLC, 75.72 Acres O&G, \$262.91 (1-28-19)

JEFFERSON TOWNSHIP

Thelma Ruth Fletcher to Melvin D Butler, 141 Acres, \$340,000. (1-28-19)

MONONGAHELA TOWNSHIP

Charles D Eichelberger to Mark E Messich, 1 Acre, \$72,500. (1-30-19)

MORRIS TOWNSHIP

Stefani G Cowan to Three Rivers Royalty LC, 2 Tracts O&G, \$33,441.21 (1-28-19)
George M McConnell to Conrhein Coal Co et al, Coal, \$1,000. (1-29-19)
William Spear McConnell et ux to Conrhein Coal Co et al, Coal, \$1,000. (1-29-19)

PERRY TOWNSHIP

Leonard J George et ux to James E Menear Jr et ux, 2.7 Acres, \$4,650.97 (1-29-19)

SPRINGHILL TOWNSHIP

Sharmon D Barnes et con to Jerry J Morris et al, 18 1/2 Acres, \$47,500. (1-25-19)

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SPRINGHILL & ALEPPO TOWNSHIPS

JJK Mineral Company II LLC to Three Rivers Royalty LLC, 4 Tracts O&G, \$139,266.23
(1-28-19)

WASHINGTON TOWNSHIP

Jessica Herman to Kelley E Morris, 2 Tracts, \$230,000. (1-25-19)

WASHINGTON & WAYNE TOWNSHIPS

Moore Self Storage North Carolina LLC et al to Muddy Creek Energy Fund I LP, Tracts O&G,
\$191,063.46 (1-31-19)

WAYNE TOWNSHIP

Marjorie L Miller to Stone Hill Minerals Holdings LLC, 8.702 Acres O&G, \$51,750. (1-25-19)
William D Arthur et ux to Contura Pennsylvania Land LLC, 10.004 Acres, \$85,000. (1-30-19)

WAYNESBURG BOROUGH

Jason Falvo et ux to Jonathon Nathaniel Masters, Lot, \$54,000. (1-28-19)

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

TEDROW, JR., HARRISON

Late of Washington Township, Greene County, Pennsylvania
Executrix: Sharon L. Basinger, 688 Craynes Run Road, Waynesburg, PA 15370
Attorney: None

ZIMMERMAN, LESLIE E.

Late of Franklin Township, Greene County, Pennsylvania
Administratrix c.t.a.: Marlane L. Nason, 2324 Avinshire Place, Wake Forest, NC 27587
Attorney: Charles J. Morris, Esquire, Pollock Morris Belletti and Simms, LLC,
54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

FITCH, LOIS JEAN

Late of Scottsdale, Arizona
Executrix: Jeanette Lindsay, 124 Champion Drive, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

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LEATHERS, LOIS A.

Late of Waynesburg, Greene County, Pennsylvania
Executer: Michael C. Leathers, 127 Smithfield Street, Jefferson, PA 15344
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

LORENCE, AUDREY JEAN a/k/a AUDREY J. LORENCE a/k/a AUDREY LORENCE

Late of Clarksville, Greene County, Pennsylvania
Executer: Thomas W. Lorence % Cheryl Catherine Cowen, Esquire, \
769 Lippencott Road, Waynesburg, PA 15370
Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,
Waynesburg, PA 15370

MASON, PAULINE C.

Late of Morgan Township, Greene County, Pennsylvania
Co-Executrices/Co-Executors: Donna Henderson, 510 Bower Avenue,
Washington, PA 15301; and Randy Henderson, 214 Sunrise Drive,
Irwin, PA 15642
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

PAOLINO, JO ANN

Late of Waynesburg, Greene County, Pennsylvania
Administratrix c.t.a.: Kelly Ann Paolino, 294 East Greene Street,
Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

SIMPSON, ALEXANDER

Late of Franklin Township, Greene County, Pennsylvania
Executer: James Simpson, 2497 Smith Creek Road, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

VRANA, ANNA MAE

Late of Cumberland Township, Greene County, Pennsylvania
Executer: Christine A. Stefanizzi-Greenwood, 5738 Smith Road,
Rohrersville, MD 21758
Attorney: Kimberly J. Simo-Pratt, Esquire, 223 East High Street,
Waynesburg, PA 15370

THIRD PUBLICATION

WELSH, LINDA ANN EDGAR

Late of Washington Township, Greene County, Pennsylvania
Administrator: Daniel G. Welsh, Post Office Box 282, Millsboro, PA 15348
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti and Simms, LLC,
54 South Washington Street, Waynesburg, PA 15370

NICHOLS, BETTY S.

Late of Morgan Township, Greene County, Pennsylvania
Executrix: Linda Lee Nichols, % Dorothy A. Milovac, Esquire. 775 East Maiden Street,
Washington, PA 15301
Attorney: Dorothy A. Milovac, Esquire. 775 East Maiden Street,
Washington, PA 15301

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 March 4, 2019 FOR NISI CONFIRMATION AND ON March 14, 2019 FOR FINAL
CONFIRMATION.

The First & Final Account of Christine L. Bilonick, Administratrix of the Estate of Frank T
Bilonick, Deceased.

Attorney: Joshua S. Rogers
Dinsmore & Shohl LLP
215 Don Knotts Blvd Suite 310
Morgantown WV 26501

LEGAL NOTICE

In the Court of Common Pleas of Greene County, Pennsylvania.

In Re: Pennsylvania Housing Finance Agency,)
Plaintiff,) No. AD-494-2018
vs.)
Robert L. Patterson and Elizabeth A. Patterson,)
Defendant.)

Attorney for Plaintiff: Lois M. Vitti, Esquire, Vitti Law Group, Inc., 333 Allegheny Avenue,
Suite 303, Oakmont, PA 15139. (412) 281-1725.

COMPLAINT IN MORTGAGE FORECLOSURE

CASE NO. AD-494-2018

You have been named as Defendants in a civil action instituted by Pennsylvania Housing
Finance Agency against you in this Court. This action has been instituted to foreclose on a
Mortgage dated October 5, 2016, and recorded in the Recorder's Office of Greene County in
Mortgage Book Volume 494, Page 2483 on October 6, 2016.

You are hereby notified to plead to the above-referenced Complaint within twenty (20) days
from the date of publication of this Notice or a judgment will be entered against you.

NOTICE

If you wish to defend, you must enter a written appearance personally or by attorney and file
your defenses or objections in writing with the Court. You are warned that if you fail to do so
the case may proceed without you and judgment may be entered against you without further
notice for the relief requested by the Plaintiff. You may lose money or property or other rights
important to you. YOU SHOULD TAKE THIS NOTICE 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 CANNOT AFFORD TO HIRE A LAWYER, THIS
OFFICE MAY BE ABLE TO PROVIDE YOU WITH
INFORMATION ABOUT AGENCIES THAT MAY OFFER
LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED
FEE OR NO FEE.

COURT ADMINISTRATOR
GREENE COUNTY COURTHOUSE
WAYNESBURG, PA 15370
724-852-5327

SOUTHWESTERN PENNSYLVANIA LEGAL AID SOCIETY
63 SOUTH WASHINGTON STREET
WAYNESBURG, PA 15370
724-627-3127

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LEGAL NOTICE

CIVIL ACTION
COURT OF COMMON PLEAS
GREENE COUNTY, PA
CIVIL ACTION-LAW
NO. AD-61-2018
NOTICE OF ACTION IN MORTGAGE FORECLOSURE

HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR ACE
SECURITIES CORP. HOME EQUITY LOAN TRUST, SERIES 2005-SN1, ASSET
BACKED PASS-THROUGH CERTIFICATES C/O OCWEN LOAN SERVICING, LLC,
Plaintiff

v.

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 REDDINGS, Defendants

**To: Unknown Heirs, Successors, Assigns and All Persons, Firms or Associations
Claiming Right, Title or Interest from or Under Calving Reddings, Defendant**

COMPLAINT IN MORTGAGE FORECLOSURE

You are hereby notified that Plaintiff, HSBC Bank USA, National Association as
Trustee for Ace Securities Corp. Home Equity Loan Trust, Series 2005-SN1, Asset Backed
Pass-Through Certificates C/O Ocwen Loan Servicing, LLC, 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-61-2018, seeking to foreclose the mortgage secured on
your property located, Box 17 Hamilton 3rd Street, Jefferson, PA 15344.

NOTICE

YOU HAVE BEEN SUED IN COURT. If you wish to defend against the claims set forth in
this notice you must take action within twenty (20) days after the 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 CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE
ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY
OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

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LAWYERS REFERRAL SERVICE
Greene County Court Administrator
Greene County Courthouse
10 E. High Street, 2nd Floor
Waynesburg, PA 15370
(724-852-5237)

RAS CITRON, LLC
ATTORNEYS FOR PLAINTIFF
Walter Gouldsbury, Esq. ID No. 318181
133 Gaither Drive, Suite F
Mt. Laurel, NJ 08054
855-225-6906

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-64-2018 / AD-392-2018**

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, FEBRUARY 22, 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.

Bayview Loan Servicing, LLC A Delaware Limited Liability Company
vs
Mitzi J. Tennant

ALL THAT CERTAIN TRACT OF LAND SITUATE IN CUMBERLAND TOWNSHIP,
GREENE COUNTY, PENNSYLVANIA.
BOUNDED AND DESCRIBED AS FOLLOWS: 171 March Avenue, Nemaocolin, PA 15351
PARCEL ID NO: 05-34-203 & 05-34-630

PROPERTY ADDRESS: 171 March Avenue, Nemaocolin, PA 15351

UPI/TAX PARCEL NUMBER: 05-34-203 & 05-34-630

**Seized and taken into execution to be sold as the property of MITZI J. TENNANT in suit
of BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY
COMPANY**

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

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. AD-402-2018 ED-65-2018**

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, FEBRUARY 22, 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.

Bayview Loan Servicing, LLC, A Delaware Limited Liability Company
vs
The Unknown Heirs of Anthony E. Zurca Deceased, JANINE TAYLOR Solely in Her Capacity as Heir of Anthony E. Zurca Deceased, MICHAEL ZURCA Solely in His capacity as Heir of Anthony E Zurca Deceased, JILL K ZURCA and ANTHONY W. ZURCA in His Capacity as Heir of Anthony E Zurca Deceased

ALL THAT CERTAIN TRACT OF LAND SITUATE IN CUMBERLAND TOWNSHIP,
GREENE COUNTY, PENNSYLVANIA.
BOUNDED AND DESCRIBED AS FOLLOWS: 595 Carmichaels Street, Rices Landing, PA
15357

TAX PARCEL: 05-01-153 ACCOUNT NO: 05-004794

PROPERTY ADDRESS: 595 Carmichaels Street, Rices Landing, PA 15357

UPI/TAX PARCEL NUMBER: 05-01-153

**Seized and taken into execution to be sold as the property of THE UNKNOWN HEIRS OF
ANTHONY E. ZURCA (DECEASED)M JANINE TAYLOR, HEIR OF ANTHONY E.
ZURCA (DECEASED), ANTHONY W. ZURCA, HEIR OF ANTHONY E. ZURCA
(DECEASED), JILL K. ZURCA, HEIR OF ANTHONY E, ZURCA (DECEASED),
MICHAEL ZURCA, HEIR OF ANTHONY E. ZURCA (DECEASED), JILL K. ZURCA,
HEIR OF ANTHONY E ZURCA (DECEASED) in suit of BAYVIEW LOAN SERVICING,
LLC A DELAWARE LIMITED LIABILITY COMPANY**

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

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania