

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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January 31, 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.:
Jan. 28, 30, & Feb. 1, 2019

CRIMINAL

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

ORPHANS

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

ALEPPO, RICHHILL & JACKSON TOWNSHIPS

Liberty Land Services LLC to Keystone Buckeye Energy LLC, Tracts O&G, \$2,500. (1-18-19)

CENTER TOWNSHIP

Brenda Goodwin Wearne et al to CNX Midstream Devco I LP, R/W, \$92,887.25 (1-22-19)

Sandra L Brudnock et con to CNX Midstream Devco I LP, R/W, \$28,000. (1-22-19)

Thomas E Eddy et ux to Joel M Main et ux, 2 Tracts, \$250,000. (1-24-19)

CUMBERLAND TOWNSHIP

Kevin W Watters Sr et ux to Chevron Appalachia LLC, 2 Tracts O&G, \$400,000. (1-22-19)

FRANKLIN TOWNSHIP

Michael Ames et ux to EQM Gathering Opco LLC, R/W, \$100,000. (1-22-19)

M Laurine Williams Est to RWC Holdings LLC, 4 Tracts, \$475,000. (1-24-19)

GILMORE TOWNSHIP

CNX Land LLC to CNX Midstream Devco III LP, R/W, \$434,371.60 (1-18-19)

Contura Pennsylvania Land LLC to CNX Midstream Devco III LP, R/W, \$10,000. (1-18-19)

JEFFERSON BOROUGH

Janet Shumaker et con to Candice L Leathers et con, Lot, \$12,000. (1-22-19)

MORGAN TOWNSHIP

Fannie Mae et al to Patricia Lackovich, Lot 806 Mather, \$23,500. (1-23-19)

MORRIS TOWNSHIP

John J Kuhn et ux to CNX Gas Company LLC, R/W, \$5,000. (1-23-19)

MORRIS TOWNSHIP

Mark A Clemente Irrevocable Trust to EQM Gathering Opco LLC, R/W, \$70,000. (1-22-19)

PERRY TOWNSHIP

Fred C Bussey et ux to Susan Connell et con, Lot, \$10,000. (1-18-19)

Carl E Wilson et ux to VES Land LLC et al, 17.23 Acres O&G, \$111,995. (1-24-19)

RICHHILL TOWNSHIP

George Robert Finnegan to CNX Midstream Devco I LP, et al, R/W, \$950,000. (1-22-19)

Bernard Hallam Jr et ux to CNX Midstream Devco I LP, R/W, \$100. (1-22-19)

Keith Hallam et ux to CNX Midstream Devco I LP, R/W, \$100. (1-23-19)

Scott Hallam to CNX Midstream Devco I LP, R/W, \$100. (1-23-19)

Peggy Maley et con to CNX Midstream Devco I LP, R/W, \$100. (1-23-19)

Stuart Hallam et ux to CNX Midstream Devco I LP, R/W, \$100. (1-23-19)

WASHINGTON TOWNSHIP

Jerry P Maley et ux to James Nathan Shipman et ux, 2 Tracts, \$150,000. (1-18-19)

Thomas D Hoge et ux to Consol Pennsylvania Coal Co LLC et al, R/W, \$60,000. (1-23-19)

WAYNE TOWNSHIP

Lee A Wiley et ux to EQM Gathering Opco LLC, R/W, \$17,504. (1-22-19)

WAYNESBURG BOROUGH

New Leaf Fund Seven LLC to Youyi Zhu et al, 2 Tracts, \$65,000. (1-18-19)

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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

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

LEATHERS, LOIS A.

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

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VRANA, ANNA MAE

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

SECOND 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

THIRD PUBLICATION

FARLEY, FRANK E.

Late of Franklin Township, Greene County, Pennsylvania
Executor: Steven G. Hixenbaugh, 303 Sunshine Lane, Waynesburg, PA 15370
Attorney: Jeffry N. Grimes, Esquire, 7 South Washington Street,
Waynesburg, PA 15370

HOPKINS, DAVID L.

Late of Jefferson, Greene County, Pennsylvania
Executrix: Patricia A. Celli, 109 1st Street, Jefferson, PA 15344
Attorney: Jeffry N. Grimes, Esquire, 7 South Washington Street,
Waynesburg, PA 15370

JOHNSON, BETTY R.

Late of Waynesburg, Greene County, Pennsylvania
Executors: David R Johnson and Dana R. Johnson, % Kelly A. Stepp, Esquire,
Stepp Law Offices, 64 North Richhill Street, Ste. 101,
Waynesburg, PA 15370
Attorney: Kelly A. Stepp, Esquire, Stepp Law Offices, 64 North Richhill Street,
Ste. 101, Waynesburg, PA 15370

KATCHMARK, ERMA B.

Late of Morgan Township, Greene County, Pennsylvania
Co-Executors: Sharon Kormanik and Danny Lee Herrod, % Edward C. Spontak,
Esquire, Jones, Gregg, Creehan & Gerace, LLP, 411 Seventh Avenue,
Suite 1200, Pittsburgh, PA 15219
Attorney: Edward C. Spontak, Esquire, Jones, Gregg, Creehan & Gerace, LLP,
411 Seventh Avenue, Suite 1200, Pittsburgh, PA 15219

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

The First & Final Account of David J Russo, Executor of the Estate of Mary Jane Troupe, late of Cumberland Township, Greene County, Pennsylvania.

Attorney: David J Russo, Esquire
192 West High Street
Waynesburg PA 15370

The First & Final Account of Michael Holbert, Executor of the Estate of Barbara Ann Holbert, Deceased.

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

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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, Nemacolin, PA 15351 PARCEL ID NO: 05-34-203 & 05-34-630

PROPERTY ADDRESS: 171 March Avenue, Nemacolin, 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

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-63-2018

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 8, 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

VS

Sally Harbarger

ALL THAT CERTAIN parcel of land situate in the Village of Alicia No. 2, Monongahela Township, Greene County, Pennsylvania, bounded and described as follows:

BEGINNING at a point on the Southerly line of Water Street, at corner of lot occupied by House No. 5; thence by said lot occupied by House No. 5, South 25 degrees 45 minutes West, a distance of 149.36 feet to a 16.00 foot alley; thence by said alley, North 62 degrees 02 minutes West, a distance of 54.74 feet; thence by lot occupied by House No. 3, North 24 degrees 54 minutes East, a distance of 146.77 feet to the Southerly line of Water Street; thence by said Water Street, South 64 degrees 45 minutes, East a distance of 56.90 feet to the place of beginning.

CONTAINING an area of 0.1897 of an acre, and having a dwelling erected thereon known at House No. 4 at Alicia No. 2 Village.

BEING known as 177 Alicia Main Street, Greensboro, PA 15338

BEING Parcel #16-000168 / Alt Tax ID: 16-06-144

PROPERTY ADDRESS: 177 Alicia Main St. f/k/a 176 Mans St. Alicia, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 16-000168

Seized and taken into execution to be sold as the property of SALLY HARBARGER in suit of BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY

Attorney for the Plaintiff:
Shapiro & DeNardo, LLC
King of Prussia, PA

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-725-2015 / ED-59-2018

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 8, 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.

CITIMORTGAGE, INC.

VS.

PAUL M. ROMANAKIS

DAVIDA ROMANAKIS

ALL THAT CERTAIN PARCEL OF LAND SITUATE IN WASHINGTON TOWNSHIP,
GREENE COUNTY, PENNSYLVANIA BOUNDED AND DESCRIBED AS FOLLOW:

BEING KNOWN AS: 389 LOCUST DRIVE, WAYNESBURG, PA 15370

PARCEL #24-05-144B

PROPERTY ADDRESS: 389 Locust Drive, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 0

**Seized and taken into execution to be sold as the property of PAUL M. ROMANAKIS,
DAVIDA ROMANAKIS is suit of CITIMORTGAGE INC**

Attorney for the Plaintiff:
Powers, Kern & Associates, LLC
Trevose, PA

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania