

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 14, 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. 18, 20, & 22, 2019

CRIMINAL

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

ORPHANS

Accounts Nisi: March 4, 2019
Accounts Absolute: March 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.: May 6 - 11, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: March 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

Danny Jacobs et al to Beta Energy Partners LLC, Tracts O&G, \$56,557.62 (2-5-19)

CENTER TOWNSHIP

Carla R Jacobs to Robert J Bosco et ux, 3.10 Acres, \$50,000. (2-1-19)
Donna Jean Shumaker to Rice Drilling B LLC, R/W, \$7,200. (2-6-19)
Steven M Macyda to Vincent J Strnisha, 2 Tracts, \$87,500. (2-7-19)

CUMBERLAND TOWNSHIP

Anthony A Uglik et ux to Michael E Evosevich, Lots Fairdale Annex Plan, \$58,500. (2-4-19)
Robert McMillen et ux to William C Brown et ux, 55.6230 Acres, \$99,000. (2-4-19)
Evelyn Maurin Est to Lawrence H John, 3 Tracts, \$138,000. (2-5-19)
Nationstar HECM Acquisition Trust 2017-1 et al to Larry Snyder et ux, 2 Acres, \$35,000. (2-6-19)
Keith G Rummel to David R Benamati et ux, 2 Tracts, \$75,000. (2-7-19)
Stephen P Durco et ux to Wesley R Zollars, Lots 70-71 Colonial Heights Addition, \$160,000. (2-7-19)

DUNKARD TOWNSHIP

Katherine L Graham to Chevron Appalachia LLC, 1 Acre O&G, \$5,000. (2-5-19)
Redevelopment Authority of Greene County to Tamara Nicholson, Lot 70 Bobtown, \$59,900. (2-7-19)

FRANKLIN TOWNSHIP

Leeland Development to James H Mason et ux, 67.88 Acres, \$149,000. (2-6-19)
Lena L Stoner to EQM Gathering Opco LLC, R/W, \$9,104. (2-6-19)
Samuel W McGinnis to Eugene P Falvo et ux, Lots 11-12 Howard Subdivision, \$228,000. (2-7-19)

GREENSBORO BOROUGH

Marsha L Remington et con to Shane Elli et ux, 2 Tracts, \$23,000. (2-5-19)

MORGAN TOWNSHIP

Charles R Crockard to John R Thistlethwaite, Lot 615 Mather, \$15,000. (2-4-19)
Walter S Spragg III et ux to AMO IV LP, 9.905 Acres O&G, \$91,130.30 (2-5-19)

MORRIS TOWNSHIP

James R Bonar et ux to Conrhein Coal Co, Tract Coal, \$1,000. (2-6-19)

PERRY TOWNSHIP

Catherine Jane Utz et con to Petunia Holdings LLC et al, 2 Tracts O&G, \$3,942. (2-4-19)
James Franklin McIntire Jr to Petunia Holdings LLC et al, 2 Tracts O&G, \$3,942. (2-4-19)

RICHHILL TOWNSHIP

Kyle Hallam to CNX Midstream Devco I LP, R/W, \$100. (2-7-19)

WAYNE TOWNSHIP

Gary L Moore et ux to EQM Gathering Opco LLC, R/W, \$9,612. (2-6-19)
Michelle D Statler to EQM Gathering Opco LLC, R/W, \$45,418.80 (2-6-19)
David Askew to EQM Gathering Opco LLC, R/W, \$100,000. (2-6-19)
Dewey W Renner to EQM Gathering Opco LLC, R/W, \$170,802. (2-6-19)

WAYNE & WHITELEY TOWNSHIPS

Joseph W Conklin to Rock Creek Royalty LLC et al, 9 Tracts O&G, \$8,820. (2-6-19)

WHITELEY TOWNSHIP

John M Vandruff to EQM Gathering Opco LLC, R/W, \$10. (2-6-19)

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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

WALTERS, BETTY JEAN

Late of Franklin Township, Greene County, Pennsylvania
Executor: Danielle M. Grody, 1725 Wright Avenue # 52, Mountain View, CA 94043
Attorney: Kimberly J. Simo-Pratt, Esquire, 223 East High Street,
Waynesburg, PA 15370

SECOND 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

THIRD 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

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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

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

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

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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 Calvin 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, 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