

# The Greene Reports

Official Legal Publication for Greene County, Pennsylvania  
Owned and operated by Greene County Bar Association  
Greene County Courthouse, Waynesburg, PA 15370

**Vol. XXXV, No. 41**

**July 6, 2017**

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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: July 10, 2017  
Civil & O.C. July 14, 2017

### CRIMINAL

Arraignments: July 10, 2017  
ARDs: July 10, 2017  
ARD Revocations: July 10, 2017  
Parole Violations: July 17, 2017  
Plea Court: July 11 & 12, 2017

### ORPHANS

Accounts Nisi: \_\_\_\_\_, 2017  
Accounts Absolute: \_\_\_\_\_, 2017

### SUPREME COURT

### SUPERIOR COURT

### COMMONWEALTH COURT

### JUVENILE

Plea Day: July 20, 2017

Convenes in Pgh.: Oct. 16 – 20, 2017

Convenes in Pgh.: July 17 - 21, 2017

Convenes in Pgh.: November 13 - 18, 2017

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## THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

E-mail address: [editor.greenerreports@yahoo.com](mailto:editor.greenerreports@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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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## THE GREENE COUNTY BAR ASSOCIATION

Christine N. Nash, President

Christopher Simms, Vice-President

Adam Belletti, Secretary

Jessica Phillips, Treasurer

Brandon K. Meyer, Ex-Officio

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### ARGUMENTS

Argument Court: July 3, 2017

### CIVIL

Domestic Relations Contempts:  
July 20, 2017

Domestic Relations Appeals

July 24, 2017

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## DEED TRANSFERS

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

### ALEPPO TOWNSHIP

R Kent Marisa to Rice Drilling B LLC, 112.71 Acres O&G, \$140,887.50 (6-23-17)  
Rudy Marisa to Rice Drilling B LLC, 112.71 Acres O&G, \$140,887.50 (6-23-17)  
Kameron R Marisa et ux to Rice Drilling B LLC, 112.71 Acres O&G, \$140,887.50 (6-26-17)  
Red Oak Resources LLC to Rice Drilling B LLC, 184.039 Acres O&G, \$150,298.50 (6-26-17)  
Kerry A Marisa et ux to Rice Drilling B LLC, 112.71 Acres O&G, \$140,887.50 (6-26-17)  
Kurt M Marisa et ux to Rice Drilling B LLC, 112.71 Acres O&G, \$140,887.50 (6-26-17)  
Autumn Marisa Lexer to Rice Drilling B LLC, 112.71 Acres O&G, \$140,887.50 (6-26-17)  
James G Barnhart to Rice Drilling B LLC, 20 Acres O&G, \$64.75 (6-29-17)  
William C Jones et ux to Rice Drilling B LLC, Tracts O&G, \$478,182.14 (6-29-17)  
Mildred Courtright Est to Rice Drilling B LLC, 107.1 Acres O&G, \$10,449.70 (6-29-17)

### ALEPPO, CENTER, FRANKLIN, GRAY, JACKSON, JEFFERSON,

### MORRIS, RICHHILL & WASHINGTON TOWNSHIPS

Rice Drilling B LLC et al to Rice Drilling B LLC, et al, Agr. \$10,000. (6-27-17)

### CENTER TOWNSHIP

Laura-Lee Clancy Kelley to Contura Pennsylvania Land LLC, .72 Acre, \$100,000. 6-26-17)  
Franklin A Jones et ux to Contura Pennsylvania Land LLC, .318 Acre, \$125,000. (6-29-17)

### CLARKSVILLE BOROUGH

First National Bank of PA to Lance E Knight et ux, Lt. \$25,000. (6-26-17)

### CUMBERLAND TOWNSHIP

Kathleen Baker to Joseph Hainzer Jr et ux, 6 Tracts, \$190,000. (6-23-17)  
Sheila R Plavi to Lynn L Corl III, Lot 336 Nemacolin, \$10,000. (6-26-17)  
Joseph Hainzer Jr et ux to James R Vogel et ux, 2.61 Acres, \$191,500. (6-27-17)

### FRANKLIN TOWNSHIP

Charles L Fox et ux to Rice Drilling B LLC, 2.17 Acres O&G, \$18,445. (6-23-17)  
Mary E Shultz by TCB to Contura Pennsylvania Land LLC, 2.5 Acres, \$12,100.45 (6-23-17)  
Jeanette C Renner Est to Rice Drilling B LLC, 4 Tracts O&G, \$2,299,993.98 (6-26-17)  
Richard S Bortz et ux to Rice Drilling B LLC, 24.1694 Acres O&G, \$217,524.60 (6-29-17)  
Brittany N Tedrow et con to Barbara A Moore, 2 Tracts, \$110,000. (6-29-17)  
Robert W Rizor et ux to Badger Consulting LLC, 50.012 Acres O&G, \$1,000. (6-29-17)  
James M Rizor et ux to Badger Consulting LLC, 50.012 Acres O&G, \$1,000. (6-29-17)

### FREEPORT TOWNSHIP

Sara Bancale to Rice Drilling B LLC, 4 Tracts O&G, \$28,112.51 (6-23-17)  
Mervyn L Bornstein et al to Zachary A Debolt, .65 Acre, \$37,000. (6-28-17)

### GILMORE TOWNSHIP

Kerry A Marisa et ux to Rice Drilling B LLC, 4.2 Acres O&G, \$7,000. (6-23-17)  
Kurt M Marisa et ux to Rice Drilling B LLC, 4.2 Acres O&G, \$7,000. (6-23-17)  
Deborah K Dye et con to Badger Consulting LLC, 48.34 Acres O&G, \$9,063.75 (6-26-17)  
R Kent Marisa to Rice Drilling B LLC, 4.2 Acres O&G, \$7,000. (6-26-17)  
Kameron R Marisa et ux to Rice Drilling B LLC, 4.2 Acres O&G, \$7,000. (6-26-17)  
Autumn Marisa Lexer et con to Rice Drilling B LLC, 4.2 Acres O&G, \$7,000. (6-26-17)  
Linda C Miller et con to Badger Consulting LLC, 195.75 Acres O&G, \$10,000. (6-29-17)  
Linda C Miller et con to Badger Consulting LLC, 48.34 Acres O&G, \$2,500. (6-29-17)  
Deanna Renner to Badger Consulting LLC, 195.75 Acres O&G, \$10,000. (6-29-17)  
Deanna Renner to Badger Consulting LLC, 548.34 Acres O&G, \$2,500. (6-29-17)

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## GILMORE TOWNSHIP (CONTINUED)

Jeffrey L Rode et ux to Badger Consulting LLC, 48.34 Acres O&G, \$10,000. (6-29-17)

## JACKSON TOWNSHIP

Arley B Cain et al to Hilltop Minerals LLC, 59.709 Acres O&G, \$74,640. (6-28-17)

## JEFFERSON TOWNSHIP

Linda M Criss to Chad William McCracken et ux, 4.589 Acre, \$205,000. (6-26-17)

Harry J Hustava et ux to Carl Puskavich, Lot 100 Clyde Land Co No. 2, \$105,000. (6-28-17)

## MORRIS TOWNSHIP

Lewis P Crouse et ux to L&D Crouse Family Limited Partnership, 215.62 Acres O&G, \$425,240. (6-23-17)

## RICES LANDING BOROUGH

Charles T Mayle Est to William E Grim, Lot, \$29,500. (6-28-17)

## RICHHILL TOWNSHIP

Linda K Poppell to Rice Drilling B LLC, 28.22 Acres O&G, \$155,265. (6-23-17)

Kimberly Ciampaglia to Badger Consulting LLC, 31 Acres O&G, \$4,500. (6-26-17)

Cynthia Walters to Badger Consulting LLC, 31 Acres O&G, \$4,500. (6-26-17)

David K Smith et ux to Rice Drilling B LLC, 7 Tracts O&G, \$2,643.39 (6-29-17)

## SPRINGHILL TOWNSHIP

AMP Fund II LP to Rice Drilling B LLC, 3 Tracts O&G, \$1,166,614.01 (6-23-17)

Michael J Williams to Badger Consulting LLC, 98 Acres O&G, \$639. (6-26-17)

Brent Riggle to Rice Drilling B LLC, Tracts O&G, \$39,205.79 (6-29-17)

Sharon Leary to Badger Consulting LLC, 56 Acres O&G, \$3,500. (6-29-17)

## WAYNE TOWNSHIP

Larry R Murdock to Badger Consulting LLC, 113.59 Acres O&G, \$13,320. (6-26-17)

Larry R Murdock to Badger Consulting LLC, 75.22 Acres O&G, \$17,630. (6-26-17)

Barbara J Harker to Badger Consulting LLC, 113.59 Acres O&G, \$17,750. (6-26-17)

Red Oak Resources LLC to Rice Drilling B LLC, 85.126 Acres O&G, \$308,451.50 (6-26-17)

Edwin Mitchell Sayers Jr to Three Rivers Royalty LLC, 11 Tracts O&G, \$10,989.44 (6-29-17)

## WAYNE, SPRINGHILL & ALEPPO TOWNSHIPS

Philip Lee Sayers et ux to Three Rivers Royalty LLC, 13 Tracts O&G, \$43,621.44 (6-29-17)

C Scott Williams et al to Three Rivers Royalty LLC, 13 Tracts O&G, \$43,621.44 (6-29-17)

## WAYNESBURG BOROUGH

David G Zwerver et ux to Jennifer L Huffman, Lot 67 Illig Addition, \$133,000. (6-26-17)

Thomas M Polen et ux to Travis Lutes et al, Lot, \$30,000. (6-27-17)

Louise Spine to Split Jack Holdings LLC, Lot, \$20,000. (6-27-17)

## WHITELEY TOWNSHIP

Gregory A Haas to Rice Drilling B LLC, 2 Tracts O&G, \$271,687.50 (6-23-17)

## WAYNESBURG BOROUGH CORRECTION

**NOTE:** In the June 22, 2017 issue of The Greene Reports it was incorrectly listed that Farley Toothman purchased .09 Acre, from Crystal G Ellifritz for the amount of \$275,000. The actual amount of the purchase was \$27,500.

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## ESTATE NOTICES

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**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

NONE THIS PUBLICATION

## SECOND PUBLICATION

WATSON, JOHN C.

Late of Waynesburg Borough, Greene County, Pennsylvania

Executor: Jeffry N. Grimes, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

WILLY, SR., ARLEIGH a/k/a ARLEIGH WILLEY, SR.

Late of Jackson Township, Greene County, Pennsylvania

Co-Executor: Arleigh Willy, Jr., 408 Cottage Will Road, New Freeport, PA 15352

Co-Executrix: Debbie Durbin, 304 Jennings Avenue, Waynesburg, PA 15370

Attorney Jeffry N. Grimes, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

## THIRD PUBLICATION

APPELBAUM, HOPE HATHAWAY

Late of Carmichaels Borough, Greene County, Pennsylvania

Administratrix: Laura Schlesinger, 208 South Market Street, Carmichaels, PA 15320

Attorney: J. William Hook, Esquire, 189 West High Street, P O Box 792,  
Waynesburg, PA 15370

MAYLE, CHARLES T.

Late of Rices Landing Borough, Greene County, Pennsylvania

Executrix: Jessica Siyufy, 8 Central Avenue, Marianna, PA 15345

Attorney: Brandon K. Meyer, Esquire, 136 East High Street,  
Waynesburg, PA 15370

POLOSKY, MATTHEW C.

Late of Cumberland Township, Greene County, Pennsylvania

Administratrix: Sue Pecjak, E. Fourth Avenue, House 425, Post Office Box 173,  
Crucible, PA 15325

Attorney: David F. Pollock, Esquire, Pollock Morris LLC,  
54 South Washington Street, Waynesburg, PA 15370-2036

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SANDS, WILLIAM HOWARD

Late of Jefferson, Greene County, Pennsylvania  
Executors: Althea L. Barcome, 399 Huffman Street, Waynesburg, PA 15370; and  
Jeffrey L. Sands, P O Box 387, Rogersville, PA 15359  
Attorney: Brandon K. Meyer, Esquire, 136 East High Street,  
Waynesburg, PA 15370

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## SHERIFF'S SALE

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### **By Virtue of a Writ of Execution (Mortgage Foreclosure) No. ED 51-2010**

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, JULY 28, 2017  
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.

Deutsche Bank National Trust Company as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2007-HE2

vs.

Larry S. Jamison

BEING THE SAME PREMISES WHICH SHELLY R. ILLIG, UNMARRIED, BY DEED DATED SEPTEMBER 25, 2006 AND RECORDED SEPTEMBER 28, 2006 IN DEED BOOK 0354, PAGE 0243, GRANTED AND CONVEYED UNTO LARRY S JAMISON.

Property Address: 150 Carmichaels Street, Rices Landing, Pennsylvania 15357  
TAX PARCEL No. 21-03-198

PROPERTY ADDRESS: 150 Carmichaels Street, Rices Landing, PA 15357

UPI / TAX PARCEL NUMBER: 21-03-189

**Seized and taken into execution to be sold as the property of LARRY S JAMISON in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES, INC.**

Attorney for the Plaintiff:  
McCabe, Weisberg & Conway, P.C.  
Philadelphia, PA

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania

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## SHERIFF'S SALE

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### **By Virtue of a Writ of Execution (Mortgage Foreclosure) No. ED 5-2017**

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, JULY 28, 2017  
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.

Fifth Third Mortgage Company  
vs.

Sean D. Vanover

Owner(s) of property situate in the JEFFERSON TOWNSHIP, GREENE County, Pennsylvania, being 127 Hillcrest Avenue, Rices Landing, PA 15357-1110. Improvements thereon: RESIDENTIAL DWELLING  
Parcel No. 15/08/127  
Judgment Amount: \$68,733.69

PROPERTY ADDRESS: 127 Hillcrest Ave, Rices Landing, PA 15357

UPI / TAX PARCEL NUMBER: 15-08-127

**Seized and taken into execution to be sold as the property of SEAN D VANOVER in suit of FIFTH THIRD MORTGAGE COMPANY**

Attorney for the Plaintiff:  
Phelan Hallinan Diamond & Jones  
Philadelphia, PA 215-563-7000

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania

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## SHERIFF'S SALE

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### By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED 17-2017

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, JULY 28, 2017**

**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.

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Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

vs.

Michael Yankura a/k/a Michael F. Yankura and Robin L. Yankura

ALL that certain lot of ground with residential dwelling situate in Jefferson Township, Greene County, Pennsylvania, known as 243 Washington Street f/k/a 98 Washington St., Jefferson, PA 15344. Recorded in Deed Book 0208, Page 0942 on September 24, 1999.

Tax Parcel Nos.: 1512619, 1512620, 1514236, 1514237, 1514239

PROPERTY ADDRESS: 243 Washington Street, Jefferson, PA 15344

UPI / TAX PARCEL NUMBER: 1512619, 1512620, 1514236, 1514237, 1514239

**Seized and taken into execution to be sold as the property of MICHAEL YANKURA A/K/A MICHAEL F. YANKURA, ROBIN L. YANKURA in suit of BAYVIEW LAON SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY**

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

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania