

# 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. 45**

**August 3, 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 & Civil & O.C.:  
Aug. 10, 11, 12, 13  
and 14, 2017

## CRIMINAL

Arraignments: Aug. 14, 2017  
ARDs: Aug. 21, 2017  
ARD Revocations: Aug. 21, 2017  
Parole Violations: Aug. 7, 2017  
Plea Court: Sept. 12 & 13, 2017  
License Suspension Appeals: Aug. 21, 2017

## ORPHANS

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

## SUPREME COURT

## SUPERIOR COURT

## COMMONWEALTH COURT

## ARGUMENTS

Argument Court: Aug. 18, 2017

## CIVIL

Domestic Relations Contempts:  
Aug. 28, 2017  
Domestic Relations Appeals  
Aug. 28, 2017

## JUVENILE

Plea Day: Aug. 17, 2017

Convenes in Pgh.: Oct. 16 – 20, 2017

Convenes in Pgh.: Aug. 14 - 18, 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.greenerereports@yahoo.com](mailto: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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

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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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## DEED TRANSFERS

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

### ALEPPO TOWNSHIP

Phillip E Galentine to Rice Drilling B LLC, 2 Tracts O&G, \$12,042.77 (7-21-17)  
Matt Guisinger to Letterman Moore Holdings 5 LP, 3 Tracts O&G, \$40,000. (7-21-17)  
Imogene Chambers to Rice Drilling B LLC, 2 Tracts O&G, \$1,611.37 (7-26-17)  
Frank E Riggle et ux to Rice Drilling B LLC, 2 Tracts O&G, \$43,500. (7-26-17)  
Nancy Chambers to Rice Drilling B LLC, 2 Tracts O&G, \$805.69 (7-27-17)

### ALEPPO, DUNKARD, FRANKLIN, GILMORE, JACKSON, PERRY, RICHHILL SPRINGHILL, WAYNE AND WHITELEY TOWNSHIPS

Lola Drilling et al to Rice Drilling B LLC, Tracts O&G, Coal & Minerals, \$23,541,009.  
(7-21-17)

### ALEPPO & SPRINGHILL TOWNSHIPS

Sean M Ensell to Rice Drilling B LLC, 4 Tracts O&G, \$40,766.83 (7-26-17)  
Katherine A Marshall et con to Rice Drilling B LLC, 4 Tracts O&G, \$13,588.49 (7-26-17)

### CENTER TOWNSHIP

John G Thompson et ux to Rice Drilling B LLC, 48.421 Acres O&G, \$326,841.75 (7-21-17)  
Hazel L Bihun to Rice Drilling B LLC, 10.477 Acres O&G, \$41,723.16 (7-21-17)  
Nathan L McClure to Nathan L McClure et al, 2 Lots, \$22,711.50 (7-26-17)

### CUMBERLAND TOWNSHIP

Frank L Britt et ux to Justin L Thomas, Tract, \$109,900. (7-25-17)

### FRANKLIN TOWNSHIP

Scott A Yuhas et ux to Rice Drilling B LLC, 36 Acres O&G, \$236,522. (7-21-17)  
Virginia L Logan to Roy T Fox et ux, 16.6 Acres, \$210,000. (7-25-17)  
Leonard Fitzpatrick to Jeremiah Vedis et al, 2.2335 Acres, \$530,000. (7-26-17)

### FREEPORT TOWNSHIPS

Rose Marie Bradley to Rice Drilling B LLC, 27.443 Acres O&G, \$19,438.79 (7-26-17)  
Ralph Marvin Wilkins III et ux to Rice Drilling B LLC, 4 Tracts O&G, \$21,834.38 (7-26-17)

### GILMORE & PERRY TOWNSHIPS

Lola Drilling I LLC et al to Rice Drilling B LLC, Tracts O&G, \$10.00 (7-21-17)

### GREENE, JACKSON, MORGAN, MORRIS, PERRY, RICHHILL, ALEPPO, CENTER, FRANKLIN, FREEPORT, GILMORE, GRAY, SPRINGHILL, WASHINGTON,

### WAYNE & WHITELEY TOWNSHIPS

Verno LTD to Rice Drilling B LLC, Tracts O&G, \$5,691,127.62 (7-27-17)

### JACKSON TOWNSHIP

Karen S Trivitt et con to Hilltop Minerals LLC, 59.709 Acres O&G, \$74,635. (7-26-17)

### JEFFERSON TOWNSHIP

Timothy D Neil et ux to Daniel Dario Bazzoli et ux, 14.673 Acres. \$58,800. (7-25-17)  
Margaret A Haring to Shannon L Pratt et ux, 86.799 Acres, \$100,325. (7-27-17)

### MORGAN TOWNSHIP

James F Hawkins Est to James F Hawkins Trust, 178 Acres, \$223,687.20 (7-24-17)  
Earl Walter Arnold to Susan A Sickle et al, 2 Tracts O&G, \$25,000. (7-27-17)

### PERRY TOWNSHIP

Robert D Krause et al to Hilltop Minerals LLC, 59.709 Acres O&G, \$9,897. (7-26-17)

### RICES LANDING BOROUGH

Marlen Development LLC to Michael D Wilson et al, 4 Tracts, \$62,499. (7-27-17)

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## RICHHILL TOWNSHIP

Patricia Ann Blaker to Rice Drilling B LLC, 3 Tracts O&G, \$10,861.11 (7-21-17)  
WISC LP to Rice Drilling B LLC, 70.4 Acres O&G, \$7,822.22 (7-26-17)  
Greystone Energy& Minerals LLC to Appalachian Basin Minerals LP, Tracts O&G,  
\$170,000. (7-26-17)

Gary Lynn Tedrow Sr et ux to Rice Drilling B LLC, 3 Tracts O&G, \$1,357.64 (7-27-17)  
Samuel W Hall to Highline Energy LLC, 153.0875 Acres O&G, \$841,882.25 (7-27-17)

## SPRINGHILL TOWNSHIP

Mona E Canfield to Rice Drilling B LLC, 68.134 Acres O&G, \$10,617.55 (7-21-17)  
Roger M Boulet Jr et ux to Rice Drilling B LLC, 14 Acres O&G, \$26,022.50 (7-21-17)  
Lloyd J Tedrow to Arbala AD3 LLC et al, 28.739 Acres O&G, \$82,258.88 (7-25-17)  
Joanna J Renko to Rice Drilling B LLC, 50 Acres O&G, \$21,500. (7-27-17)

## WAYNE TOWNSHIP

Mary Frances Loy et ux to Three Rivers Royalty LLC, 11 Tracts O&G, \$65,936.61 (7-27-17)

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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

NONE THIS PUBLICATION

### THIRD PUBLICATION

HERMAN, MICHAEL a/k/a MICHAEL A. HERMAN  
a/k/a MICHAEL ANTHONY HERMAN

Late of Washington Township, Greene County, Pennsylvania  
Administratrix: Jessica Herman, 514 Glen Shannon Drive, Pittsburgh, PA 15234  
Attorney: Susan M. Key, Esquire, Peacock Keller & Ecker, LLP,  
70 East Beau Street, Washington, PA 15301

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MC KAHAN, DIXIE RUTH

Late of Monongahela Township, Greene County, Pennsylvania  
Executrix: Brandy Marie Carter, 1692 South 88 Road, Greensboro, PA 15338  
Attorney: None

SANDS, ALTHEA L. a/k/a ALTHEA V. SANDS

Late of Waynesburg Borough, Greene County, Pennsylvania  
Executrix: Althea L. Barcome, 399 Huffman Street, Waynesburg, PA 15370  
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 23-2017**

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, AUGUST 25, 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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First Guaranty Mortgage Corporation

vs.

Christopher C. Shoffner

and

United States of America

ALL that certain lot or piece of ground situate in the Township of Whiteley, County of Greene, and Commonwealth of Pennsylvania, known as Tract I and Tract II. Greene County Deed Book 472, Page 1394.

HAVING THEREON ERECTED A DWELLING known as 1969 Mount Morris Road, Waynesburg, A 15370.

Tax Parcel #29-02-144-B

PROPERTY ADDRESS: 1969 Mount Morris Road, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 29-02144-B

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**Seized and taken into execution to be sold as the property of CHRISTOPHER C SHOFFNER, UNITED STATES OF AMERICA AT U.S. POST OFFICE AND COURTHOUSE in suit of FIRST GUARANTY MORTGAGE CORPORATION.**

Attorney for the Plaintiff:  
Stern & Eisenberg, PC  
Warrington, 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 10-2017**

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, AUGUST 25, 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.

Midfirst Bank

vs.

Cody A. Ramey and Debra J. Ramey

ALL that certain lot of ground in the Borough of Waynesburg, County of Greene, Pennsylvania, being Lot No. 300, Plan of Lots by Robert W. Munnell and Samul Hunnell, Greene County Deed Book Volume 162, page 284. HAVING THEREON ERECTED dwelling as part of 305 PARK AVENUE, WAYNESBURG, PA 15370. PARCEL ID# 26-03-168

PROPERTY ADDRESS: 305 Park Avenue, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 26-03-168

**Seized and taken into execution to be sold as the property of CODY RAMEY, DEBRA RAMEY in suit of MIDFIRST BANK**

Attorney for the Plaintiff:  
Purcell, Krug & Haller  
Harrisburg, PA 717-234-4178

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania