

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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September 28, 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.:
Sept. 25, 26, 27, 28, & 29, 2017

CRIMINAL

Arraignments: Oct. 2, 2017
ARDs: Oct. 10, 2017
ARD Revocations: Oct. 10, 2017
Parole Violations: Oct. 2, 2017
Plea Court: Oct. 11 & 12, 2017
License Suspension Appeals: Oct. 16, 2017

ORPHANS

Accounts Nisi: Oct. 2, 2017
Accounts Absolute: Sept. 18, 2017
and Oct. 13, 2017

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: Oct. 16 – 20, 2017

Convenes in Pgh.: Oct. 23 - 27, 2017

Convenes in Pgh.: November 13 - 18, 2017

ARGUMENTS

Argument Court: Oct. 4, 2017

CIVIL

Domestic Relations Contempts:
Oct. 30, 2017
Domestic Relations Appeals
Oct. 30, 2017

JUVENILE

Plea Day: Oct. 10, 2017

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

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

ALEPPO TOWNSHIP

Keystone Buckeye Energy LLC to Liberty Land Services LLC, 13.5 Acres O&G, \$2,083.72 (9-19-17)

Bonnie L Finch et con to Rice Drilling B LLC, Tract O&G, \$1,611.37 (9-21-17)

CENTER TOWNSHIP

Roger S Bristol to Rice Drilling B LLC, 11.3125 Acres O&G, \$6,716.79 (9-21-17)

CENTER & FRANKLIN TOWNSHIPS

Billie Jean Tennant to Rice Drilling B LLC, Tracts O&G, \$125,264.63 (9-15-17)

Rebecca Sue Matheny to Rice Drilling B LLC, Tracts O&G, \$125,264.63 (9-15-17)

Lu Ann Lemley to Rice Drilling B LLC, Tracts O&G, \$125,264.63 (9-15-17)

CLARKSVILLE BOROUGH

Cynthia K Beabout et al to Alan W Tretinik, 3 Tracts, \$40,000. (9-15-17)

CUMBERLAND TOWNSHIP

Robert J Malinosky et ux to John T McNamara, 1 Acre, \$48,000. (9-20-17)

DUNKARD TOWNSHIP

Jean Gibson Est to Dawson C Chastain et al, 2 Tracts, \$39,900. (9-20-17)

FRANKLIN TOWNSHIP

Henrietta L Chilcot to Craig Haywood, Lot 34 Jack E & Jane R Williams Pl, \$100,000. (9-15-17)

Michael S Gyurke Jr et ux to Bradley L Walker, .250 Acre, \$188,000. (9-20-17)

Colleen Casteel et con to Pikewood Energy Corporation, 4 Tracts O&G, \$36,898. (9-20-17)

Glenda Hughes et con to Pikewood Energy Corporation, 4 Tracts O&G, \$36,898. (9-20-17)

Hillari A Boyd et al to Michael S Gyurke Jr, Lots 16-18 Morningside Plan, \$240,000. (9-21-17)

Cathy Lynn Yenchik to Rice Drilling B LLC, 2 Tracts O&G, \$3,509.10 (9-21-17)

FRANKLIN & WASHINGTON TOWNSHIPS

Michael Midgett to Rice Drilling B LLC, Tracts O&G, \$10,089.43 (9-18-17)

FREEPORT TOWNSHIP

Badger Consulting LLC to Rice Drilling B LLC, 122 Acres O&G, \$854,000. (9-18-17)

JACKSON TOWNSHIP

John L Keener et ux to Rice Drilling B LLC, 4 Tracts O&G, \$67,075.81 (9-15-17)

Christopher C Shookla to Rice Drilling B LLC, 87.64 Acres O&G, \$15,519.58 (9-21-17)

JEFFERSON TOWNSHIP

Daniel L Gregg et us to Derek Haiden, Lot 5 Faddis City Plan, \$68,000. (9-21-17)

GILMORE TOWNSHIP

Richard M Kent et ux to Rice Drilling B LLC, 73.7 Acres O&G, \$29,690.45 (9-18-17)

MORGAN TOWNSHIP

M3 Appalachia Gathering LLC to Ric e Poseidon Midstream LLC, Asgmt, \$314,773.46 (9-15-17)

Allen T Hill et ux to David A Dunseath et ux, Lot 55 Teegarden Homes Plan, \$3,000. (9-15-17)

Nellie Niverth Est to Eugene M Vrabel et ux, 2 Lots, \$25,000. (9-20-17)

MORRIS TOWNSHIP

Stephen J Ullom to Rice Drilling B LLC, 104 Acres O&G, \$6,011.85 (9-18-17)

PERRY TOWNSHIP

Scott A Krause to Hilltop Minerals LLC, 90.847 Acres O&G, \$64. (9-15-17)

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RICH HILL TOWNSHIP

Jane K Landis et con to Rice Drilling B LLC, 59 Acres O&G, \$53,589.38 (9-15-17)
Timothy E Berdine to Rice Drilling B LLC, 28.2 O&G, \$100. (9-15-17)
Charles H Fessler Jr to Rice Drilling B LLC, 2 Tracts O&G, \$53,457.30 (9-15-17)
Patricia L Berdine to Rice Drilling B LLC, 28.2 O&G, \$100. (9-15-17)
Judith M Berdine to Rice Drilling B LLC, Tract O&G, \$100. (9-18-17)
Ronald A Berdine et ux to Rice Drilling B LLC, Tract O&G, \$100. (9-18-17)
John F Null Jr to Rice Drilling B LLC, Tract O&G, \$100. (9-18-17)
Glen N Berdine Jr to Rice Drilling B LLC, Tract O&G, \$100. (9-21-17)
David W Morris to Rice Drilling B LLC, Tracts O&G, \$92,692.37 (9-21-17)
Debra Rugg et con to Rice Drilling B LLC, Tract O&G, \$100. (9-21-17)

SPRING HILL TOWNSHIP

Beth Ann Nemo to Rice Drilling B LLC, 42 Acres O&G, \$2,752.85 (9-21-17)
David D Kerr et al to Rice Drilling B LLC, 42 Acres O&G, \$81,120.70 (9-21-17)

WASHINGTON TOWNSHIP

Ronnie Joe Kiger to Consol Pennsylvania Coal Co LLC et al, R/W, \$60,750. (9-20-17)

WAYNE TOWNSHIP

Jeffrey W Munson et ux to Three Rivers royalty LLC, 256 Acres O&G, \$2,968.74 (9-15-17)
Helen Moore to Three Rivers royalty LLC, 256 Acres O&G, \$2,968.74 (9-15-17)
Irene Hess et con to Three Rivers royalty LLC, 256 Acres O&G, \$2,968.74 (9-15-17)
Brian K Lantz et ux to Rice Drilling B LLC, 5.0216 Acres O&G, \$7,640.40 (9-18-17)
Grace J Sweeney to Rice Drilling B LLC, Tracts O&G, \$24,242.15 (9-18-17)
Debra L Moore to Rice Drilling B LLC, 69.227 Acres O&G, \$11,411.04 (9-18-17)
Howard Bruce Coffman to William F Matthew et ux, 3 Tracts, 1,000. (9-18-17)
Francis R Gilbert et al to Charles A Massengill et ux, 2 Acres, \$12,000. (9-19-17)
Arlene R Eddy to Rice Drilling B LLC, 4 Tracts O&G, \$22,625.98 (9-21-17)

WAYNESBURG BOROUGH

Joseph S D'Antonio et al to Thomas John Utke Jr, Lot, \$28,000. (9-19-17)

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

CLITES, JAMES R.

Late of Bobtown, Greene County, Pennsylvania
Executrix: Judy Carr, 909 Briarwood Street, Morgantown, WV 26505
Attorney: Kimberly J. Simon-Pratt, Esquire, 223 East High Street,
Waynesburg, PA 15370

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CLOUTIER, CHERYL J.

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Sandra Headlee, 125 Creek Road, Carmichaels, PA 15320
Attorney: None

GOODWIN, RAYMOND L.

Late of Center Township, Greene County, Pennsylvania
Co-Executor: Judi Tanner Goodwin, 1827 W. Roy Furman Hwy.,
Waynesburg, PA 15370
Co-Executor: David M Goodwin, 442 Morris Run Road, Sycamore, PA 15364
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

HUSTEY, PATRICIA W.

Late of Jefferson, Greene County, Pennsylvania
Executor: Wallace A. Smith, 416 Pyle Road, Jefferson, PA 15344
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

LEMUNYON, CHARLES WESLEY

Late of Monongahela Township, Greene County, Pennsylvania
Administratrix: Janet F. Lemunyon, 617 Mapletown Road, Garards Fort, PA 15334
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,
54 South Washington Street, Waynesburg, PA 15370

SECOND PUBLICATION

BOORD, KENNETH A.

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Jessica Kaczmarczyk, P O Box 41, Nemacolin, PA 15351
Attorney: None

BURNWORTH LENA a/k/a LENA MARIE BURNWORTH

Late of Jefferson, Greene County, Pennsylvania
Co-Executors: Sammy Lew Burnworth, 1100 Lewis Street, Brownsville, PA 15417;
and Candy Ann Rogers, 358 Buckingham Road, Fredericktown, PA 15333
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

HENDERSON, JUDITH ANN

Late of Carmichaels, Greene County, Pennsylvania
Executor: Chuck R. Cottrell, 412 South Freedom Street, Ravenna, OH 44266
Attorney: None

WILLIAMS, M. LAURINE a/k/a MARY LAURINE WILLIAMS

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Denise K. Williams Furuya, Louie Lane, Batavia, OH 45103
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

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THIRD PUBLICATION

BALL, KENNETH

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Cheryl Ball, % Deborah A. Liotus, Esquire, 564 Forbes Avenue,
Suite 1008, Pittsburgh, PA 15219
Attorney: Deborah A. Liotus, Esquire, 564 Forbes Avenue, Suite 1008,
Pittsburgh, PA 15219

GIBSON, JEAN a/k/a JESSIE JEAN GIBSON a/k/a JESSIE H. GIBSON

Late of Dunkard Township, Greene County, Pennsylvania
Executors: Ronald E. Gibson and Beryl S. Gibson, % Mark E. Halbruner, Esquire,
Halbruner, Hatch & Guise, LLP, 2109 Market Street, Camp Hill, PA 17011
Attorney: Mark E. Halbruner, Esquire, Halbruner, Hatch & Guise, LLP,
2109 Market Street, Camp Hill, PA 17011

SETHNER, ANDREW P.

Late of Morgan Township, Greene County, Pennsylvania
Administrators: Alvin P. Sethner, 201 Happy Valley Road, Waynesburg, PA 15370;
and Shirley K. Mondt, 420 Graham Street, Belle Vernon, PA 15012
Attorney: David F. Pollock, Esquire, Pollock Morris LLC,
54 South Washington Street, Waynesburg, PA 15370-2036

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PROPOSED PRIVATE SALE

NOTICE TO AFFECTED PARTIES OF PROPOSED PRIVATE SALE

In accordance with the Real Estate Tax Sale (Act of July 7, 1947, P.L. 1368 No. 542), Section 613, as amended, notice is hereby given that a proposed sale price in the amount of Twelve thousand one hundred dollars and 45/100 (\$12,100.45), plus fees, HAS BEEN RECEIVED AND APPROVED BY THE TAX CLAIM BUREAU OF THE COUNTY OF GREENE, for the private sale of the following property:

Land and Building
W/S of C St. Lot 68
Cumberland Village Plan
Acreage: .090
PARCEL 05-33-267
Cumberland Township

Pursuant to Section 613 (72 P.S. & 5861.613), the affected taxing districts, the property owner, and interested party, or a person interested in purchasing the property, if not satisfied that the sale price approved by the Bureau is sufficient, may petition the Court of Common Pleas of Greene County within forty five (45) days after this notice of proposed sale, to disapprove such sale.

If no objections are made, this property shall be sold by the Tax Claim Bureau of the County of Greene, at the Greene County Office Building, 93 East High Street, Waynesburg, PA, on November 20, 2017, at the aforesaid proposed sale price, conveying title for the purchaser as provided by the Real Estate Sale Law.

Sue Ellen Kingan, Director

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-35-2017

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, OCTOBER 20, 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.

AD-502-2016
ED-35-2017

Ditech Financial LLC
vs.
Joel Kaufman

All that certain piece or parcel of Tract of land situate in Franklin Township, Greene County, Pennsylvania, and being known as 252 Washington Road, Waynesburg, Pennsylvania 15370

TAX MAP AND PARCEL NUMBER: 07/17/112

THE IMPROVEMENTS THEREON ARE: Residential Dwelling

REAL DEBT: \$37,890.44

PROPERTY ADDRESS: 252 Washington Road, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 07-17-112

Seized and taken into execution to be sold as the property of JOEL KAUFMAN in suit of DITECH FINANCIAL, LLC

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

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED 28-2017

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, OCTOBER 06, 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.

Lsf9 Master Participation Trust
vs.

Leonard Glendenning a/k/a Leonard L. Glendenning

Owner(s) of property situate in the CUMBERLAND TOWNSHIP, GREENE County, Pennsylvania, being 431 5th Avenue, Crucible, PA 15325 having erected thereon a residential dwelling. Parcel No. 05-29-936
Judgment Amount: \$15,850.65

PROPERTY ADDRESS: 451 5th Avenue, Crucible, PA 15325

UPI / TAX PARCEL NUMBER: 05-29-936

Seized and taken into execution to be sold as the property of LEONARD GLENDENNING A/K/A LEONARD L. GLENDENNING in suit of LSF9 MASTER PARTICIPATION TRUST

Attorney for the Plaintiff:
Phelan, Hallinan, Diamond & Jones, LLP
Philadelphia, 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. ED 27-2017

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, OCTOBER 06, 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.

United Midwest Savings Bank

vs.

Joseph P. Lewis a/k/a Joseph Lewis

Paula R. Lewis a/k/a Paula Lewis

ALL THAT CERTAIN lot or piece of ground situate in Perry Township, County of Greene and Commonwealth of Pennsylvania having thereon a Residential dwelling known as 251 Haines Ridge Road, Mount Morris, PA 15349

TAX PARCEL NO: 20-02-103

PROPERTY ADDRESS: 251 Haines Ridge Road, Mount Morris, PA 15349

UPI / TAX PARCEL NUMBER: 20-02-103

Seized and taken into execution to be sold as the property of JOSEPH P. LEWIS AKA JOSEPH LEWIS, PAULA R. LEWIS AKA PAULA LEWIS in suit of UNITED MIDWEST SAVINGS BANK

Attorney for the Plaintiff:
Milstead & Associates, LLC
Marlton, NJ

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 31-2017

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, OCTOBER 06, 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.

The Bank of New York Mellon FKA The Bank of New York, not in its individual capacity but solely as trustee for the benefit of the certificates holders of the CWABS, asset-backed certificates trust 2006-3; 3000 Bayport Drive, Suite 880, Tampa, Florida 33607

vs.

Charles C. Wolfe, Jr. and Carrie Wolfe

ALL THAT CERTAIN TRACT OF LAND SITUATE IN MONONGAHELA TOWNSHIP, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS: CHARLES C. WOLFE, JR. AND CARRIE WOLFE, 2389 SOUTH EIGHTY EIGHT ROAD, DILLINER, PA 15327; PARCEL ID NOS: 16-09-108 & 16-09-110

PROPERTY ADDRESS: 2389 South Eighty Eight Road, Dilliner, PA 15327

UPI / TAX PARCEL NUMBER: 16-09108; 16-09-110

Seized and taken into execution to be sold as the property of CARRIE WOLFE, CHARLES C. WOLFE, JR. in suit of THE BANK OF NEW YORK MELLON

Attorney for the Plaintiff:
KLM Law Group, PC
Philadelphia, PA

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania