

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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July 13, 2017



Table of Contents

Deed Transfers	Page 3
Estate Notices	Page 4
Sheriff's Sales	Page 5

Serving the Legal Community of Greene County

Since October 1982

The Greene Reports

2-----07/13/17-----

COURT OF COMMON PLEAS
Honorable Farley Toothman, President Judge
Honorable Louis Dayich, Judge

MOTIONS

Criminal: July 17, 2017
Civil & O.C. July 21, 2017

CRIMINAL

Arraignments: July 17, 2017
ARDs: Aug. 21, 2017
ARD Revocations: Aug. 21, 2017
Parole Violations: Aug. 7, 2017
Plea Court: Aug. 15 & 16, 2017

ORPHANS

Accounts Nisi: _____, 2017
Accounts Absolute: _____, 2017

SUPREME COURT SUPERIOR COURT COMMONWEALTH COURT

Convenes in Pgh.: Oct. 16 – 20, 2017
Convenes in Pgh.: July 17 - 21, 2017
Convenes in Pgh.: November 13 - 18, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: Aug. 7, 2017

CIVIL

Domestic Relations Contempts:
July 20, 2017
Domestic Relations Appeals
July 24, 2017

JUVENILE

Plea Day: July 20, 2017

The Greene Reports

-----07/13/17-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

Robert C McCracken to Rice Drilling B LLC, 9 Tracts O&G, \$120,888.68 (7-3-17)
Stella Prindle-Middleton to Rice Drilling B LLC, 2 Tracts O&G, \$797,000. (7-3-17)
Larry W Tedrow et ux to Rice Drilling B LLC, 2 Tracts O&G, \$10,276.25 (7-6-17)
Marvin A Tedrow et ux to Rice Drilling B LLC, 2 Tracts O&G, \$10,276.25 (7-6-17)
David L Chambers to Rice Drilling B LLC, 2 Tracts O&G, \$574,872.09 (7-6-17)
Joseph R Kisner et ux to Rice Drilling B LLC, 28 Acres O&G, \$122,500. (7-6-17)
Red Oak Resources LLC to Rice Drilling B LLC, 105 Acres O&G, \$94,482.50 (7-6-17)

ALEPPO & SPRINGHILL TOWNSHIPS

Red Oak Resources LLC to Rice Drilling B LLC, 2 Tracts O&G, \$10,276.25 (7-6-17)

CUMBERLAND TOWNSHIP

Parkview Knoll Associates to Parkview Knoll LP, 7.940 Acres, \$2,950,000. (6-30-17)
Emmett Edward Forsyth et al to Anglia Palone, Lot 14 Nemacolin, \$4,000. (7-3-17)

DUNKARD TOWNSHIP

Professional Land Resources LLC to Rice Drilling B LLC, 8.580 Acres O&G, \$115,830. (7-6-17)

FRANKLIN TOWNSHIP

Christopher Feathers et ux to Linda M Criss, 2 Lots, \$135,000 (6-30-17)
Emerald Contura LLC to Rice Drilling Operating LLC, 4 Lots, \$1,200,000. (7-3-17)
Cathy Lynn Yenchik to Wesley Wright et ux, 2 Lots, \$65,000. (7-3-17)

FREEPORT & RICHHILL TOWNSHIPS

Badger Consulting LLC to Rice Drilling B LLC, 3 Tracts O&G, \$1,197,609.38 (7-3-17)

FREEPORT & SPRINGHILL TOWNSHIPS

Oneita Grimes et al to Rice Drilling B LLC, Tracts O&G, \$1,882,810. (7-3-17)

FREEPORT, RICHHILL & SPRINGHILL TOWNSHIPS

Richard E Rutan et ux to Rice Drilling B LLC, 4 Tracts O&G, \$16,016.58 (7-3-17)

GILMORE TOWNSHIP

Patrick J McNeely et al to American Mineral Solutions LLC, 78.5 Acres O&G, \$235,500. (7-3-17)
Margaret Henthorn to Utica Equities LLC, Tract O&G, \$1,000. (7-6-17)

GREENE TOWNSHIP

Robert E Redinger et ux to Randy P Lewis et ux, 1.01 Acres, \$280,000. (6-30-17)

JEFFERSON TOWNSHIP

Cody M Andrews et ux to Adam B Ringer et ux, 2 Tracts, \$105,000. (6-30-17)

MONONGAHELA TOWNSHIP

Kathy Deshasier et con to Joyce Dennis, Lot 43 Parcel C Plan, \$75,000. (7-3-17)

MORGAN TOWNSHIP

Billy C Schamp to Joseph E McElwee et al, 2 Tracts, \$95,000. (7-3-17)

MORRIS TOWNSHIP

George Dobbie et ux to Rice Drilling B LLC, 2 Tracts O&G, \$73,298.84 (7-3-17)

PERRY TOWNSHIP

Alzheimers Disease & Related Disorders Association et al to Leonidas Properties LLC, 2 Tracts O&G, \$178,122. (7-6-17)
Fred C Bussey et ux to L Edward Kiger et al, 3 Tracts, \$50,000. (7-6-17)

The Greene Reports

4-----07/13/17-----

RICHHILL TOWNSHIP

Barbara Ann Teubl et con to Rice Drilling B LLC, 7 Tracts O&G, \$1,510.51 (7-3-17)
Debra L Warlick et con to Greystone Energy & Minerals LLC, 24.2428 Acres O&G,
\$169,699.60 (7-5-17)
Bonita S Evans et con to Rice Drilling B LLC, 2 Tracts O&G, \$268,106.88 (7-6-17)

SPRINGHILL TOWNSHIP

Larry Calvert to Master Mineral Holdings II LP, 68.134 Acres O&G, \$30,281.76 (6-30-17)
Arrahwana McMasters et con to Richard Johnson et ux, 65.03 Acres, \$30,000. (7-6-17)
Badger Consulting LLC to Rice Drilling B LLC, 2 Tracts O&G, \$171,046.23 (7-6-17)

WAYNESBURG BOROUGH

Redevelopment Authority of Greene County to Split Jack Holdings LLC, 2 Lots Sayers
Addition, \$60,000. (6-30-17)

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

NONE THIS PUBLICATION

SECOND PUBLICATION

NONE THIS PUBLICATION

THIRD 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

The Greene Reports

-----07/13/17-----5

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

SHERIFF'S SALE

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

The Greene Reports

6-----07/13/17-----

SHERIFF'S SALE

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

The Greene Reports

-----07/13/17-----7

SHERIFF'S SALE

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.

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

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

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania