

# 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. XXXVI, No. 8**

**November 16, 2017**

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Serving the Legal Community of Greene County

Since October 2682

# 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.:  
Nov. 13,14,15,16, & 17, 2017

### CRIMINAL

Arraignments: Nov. 20, 2017  
ARDs: Dec. 11, 2017  
ARD Revocations: Dec. 11, 2017  
Parole Violations: Nov. 20, 2017  
Plea Court: Dec. 12 & 13, 2017  
License Suspension Appeals: Dec. 18, 2017

### ORPHANS

Accounts Nisi: \_\_\_\_, 2017  
Accounts Absolute: Nov. 17, 2017

### SUPREME COURT SUPERIOR COURT

### COMMONWEALTH COURT

### ARGUMENTS

Argument Court: Dec. 13, 2017

### CIVIL

Domestic Relations Contempts:  
Nov. 27, 2017  
Domestic Relations Appeals  
Nov. 27, 2017

### JUVENILE

Plea Day: Nov. 22, 2017

Convenes in Pgh.: \_\_\_\_, 2018

Convenes in Pgh.: Nov. 27 – Dec. 1, 2017

Convenes in Pgh.: February 5 - 9, 2018

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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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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## DEED TRANSFERS

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

### ALEPPO TOWNSHIP

David L. Jones et ux to Rice Drilling B LLC, 6.2 Acres O&G, \$182.99 (11-7-17)  
Harry N Morris by POA et al to Rice Drilling B LLC, 2 TRACTS O&G, \$43,982.34 (11-7-17)  
Mary E Dulaney et al to Greystone Energy & Minerals LLC, 204.08025 Acres O&G,  
\$1,075,000.00 (11-7-17)

### ALEPPO & SPRINGHILL TOWNSHIPS

Ullett Nelle S. Allison Estate et al to Rice Drilling B LLC, O&G, \$163,067.29 (11-7-17)

### CARMICHAELS BOROUGH

Joseph Cybak Jr to Brad A. Braddock et ux, LOT, \$40,000.00 (11-7-17)

### DUNKARD TOWNSHIP

Herschel F. Mathews et al to Marian C. Hopkins et al, 2.688 Acres, \$81,000.00 (11-6-17)

### FRANKLIN TOWNSHIP

Joel Kaufman by Sheriff et al to Federal National Mortgage Association, LOT, \$1,881.68 (11-3-17)

Camco Landholdings LLC to Gary J Klinefelter et ux, LOT, \$260,000.00 (11-7-17)

Camco Landholdings LLC to Richard S. Bortz et ux, LOT 702 Huntington Woods, \$260,000.00 (11-8-17)

Carl L. Duffield et ux to Three Rivers Royalty LLC, 6.839 Acres O&G, \$41,034.00 (11-8-17)

### JACKSON TOWNSHIP

Mark I. Gump et ux to Rhonda P. Crawford, 2 TRACTS, \$163,000.00 (11-8-17)

Lawrence R. Bristor et al to Three Rivers royalty LLC, 3 TRACTS O&G, \$42,000.00 (11-8-17)

### RICHHILL TOWNSHIP

William T. S. Fitch by POA et al to Rice Drilling B LLC, TRACT O&G, \$2,500.00 (11-7-17)

Paul B. Spencer et ux to Rice Drilling B LLC, TRACT O&G, \$100.00 (11-7-17)

CNX Land LLC to Lori Toland et con, TRACT, \$24,000.00 (11-8-17)

### RICHHILL & ALEPPO TOWNSHIPS

Margaret E. Barton et con to Phive Starr Properties LP et al, TRACTS O&G, \$4,932.45 (11-7-17)

### SPRINGHILL TOWNSHIP

James T. Buzzard et ux to Rice Drilling B LLC, 46 Acres O&G, \$5,729.17 (11-7-17)

Donna M Sellers et con to rice Drilling B LLC, TRACTS O&G, \$195,166.67 (11-7-17)

Oxford Exploration LLC to Three Rivers Royalty LLC, 84 Acres O&G, \$336,437.50 (11-8-17)

### WAYNE TOWNSHIP

Marion Daniel Headlee to Rice Drilling B LLC, 4 TRACTS O&G, \$36,628.43 (11-7-17)

Mary Martha Kent to Rice Drilling B LLC, TRACTS O&G, \$24,242.16 (11-7-17)

Donald T Moore III to Rice Drilling B LLC, 69.227 Acres O&G, \$5,705.53 (11-7-17)

Carl W Hoy Jr et ux to Contura Pennsylvania Land LLC, 146 Acres, \$185,000.00 (11-8-17)

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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

ANSELL-DOYTECK, ELEANOR RUTH,

Late of Bobtown, Greene County, Pennsylvania

Administrator: Michael W. Ansell, 80 Johnson Lane, Waynesburg, PA 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

HUNTER, NORMA LEE

Late of Waynesburg, Greene County, Pennsylvania

Co-Executors: Randall Lee Clark, 140 Second Street, PO Box 323, Rogersville, PA 15359; Victoria Lynn Wilson, 111 Patterson Road, Waynesburg, PA 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

REYNOLDS, WAYNE LEONARD a/k/a Wayne L. Reynolds

Late of Cumberland Township, Greene County, Pennsylvania

Co-Executor: Scott W. Reynolds % Davis & Davis Law Offices Gary J. Frankhouser, Esquire, 107 East Main Street, Uniontown, PA 15401

Attorney: Davis & Davis Law Offices, Gary J. Frankhouser, Esquire, 107 East Main Street, Uniontown, PA 15401

### SECOND PUBLICATION

CONEYBEER, ANNA K.

Late of Jefferson Township, Greene County, Pennsylvania

Executrix: Shirley Boord, 154 Pine Street, Jefferson, PA 15344

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, Pennsylvania 15370

GIDEON, ALBERT NEWTON a/k/a Albert N. Gideon

Late of Monongahela Township, Greene County, Pennsylvania

Administrator: Phillip L. Gideon, 314 Little Chicago Road, Carmichaels, Pennsylvania 15320

Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792, Waynesburg, Pennsylvania 15370

CHURCH, FLORENCE ELIZABETH

Late of Waynesburg, Greene County, Pennsylvania

Executor: William Joseph Church, Jr., 523 Braden Street, Waynesburg, Pennsylvania 15370

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, Pennsylvania 15370

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VIENCEK, THOMAS M.

Late of Cumberland Township, Greene County, Pennsylvania

Administrator: Tamara Burnsworth, 239 Marine Ave., Belle Vernon, PA 15012

Administrator: Thomas R. Viencek, 120 Carmichaels St., Riceslanding, PA 15357

### THIRD PUBLICATION

WEIRMAN, JULIA BETTY

Late of Cumberland Township, Greene County, Pennsylvania

Executrix: Cynthia S. Coder, 105 Champion Drive. Waynesburg, Pennsylvania 15370

Attorney: Gregory C. Hook, Esquire, 189 W. High Street, P.O. Box 792,

Waynesburg, Pennsylvania 15370

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## FIRST & FINAL ACCOUNT

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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 **NOVEMBER 6, 2017** FOR NISI CONFIRMATION AND ON **NOVEMBER 17, 2017** FOR FINAL CONFIRMATION

The First & Final Account of Nathan B. Kerr, Trustee, of the Revocable Living Trust, of Julia S. Kerr, Deceased

Attorney: Glenn A. Smith, Esquire

109 VIP Drive Suite 102

Wexford, PA 15090

The First & Final Account of Shirley M. Howard, Executrix of the Estate of John Ray Darr, Deceased, late of Mount Morris, Greene Count, Pennsylvania.

Attorney: Brandon K. Meyer, Esquire

136 East High Street

Waynesburg, PA 15370

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## LEGAL NOTICE

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NOTICE IS HEREBY GIVEN that the West Greene School Board has filed a Petition in the Court of Common Pleas of Greene County, Pennsylvania at Misc. No. 82-2017, wherein the West Greene School District seeks Court approval for a private sale of the Graysville Elementary School building and grounds, situated at 1029 W. Roy Furman Highway, Greene County, Pennsylvania numbered as Parcel/Tax ID# TM 10-01-106A. The School District seeks approval to sell the same to Burns Drilling for the sum of \$165,00. pursuant to a Sale's Agreement filed with the Petition.

THE COURT OF COMMON PLEAS OF GREENE COUNTY has set a hearing for November 20 at 1:00 o'clock P.M., Courtroom 1, Greene County Courthouse, 10 E. High Street, Waynesburg, Pennsylvania 15370, before Judge Toothman (or such other Judge and courtroom as the Court may assign), which hearing shall be open to the public. Andrews & Price LLC, Solicitors, 1500 Ardmore Boulevard, Suite 506, Pittsburgh, PA 15221.

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## LEGAL NOTICE

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NOTICE IS HEREBY GIVEN that a Petition for Name Change of Carolyn Sue Kimble to Carolyn Sue Diaz was filed in the Greene County Court of Common Pleas on September 1, 2017. The hearing thereon is set for December 4, 2017 at 11:30 a.m. in Courtroom No. 1 of the Greene County Courthouse, 10 E High Street, Waynesburg, Pennsylvania, 15370, at which time any person interested may attend and show cause, if any, why the Petition should not be granted.

This notice is given by David J. Russo, Esq., 192 W High St., Waynesburg, PA 15370

David J. Russo Esq.  
192 W. High St.  
Waynesburg PA, 15370  
724-627-9466

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## LEGAL NOTICE

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In The Court of Common Pleas  
Greene County  
Civil Action – Law  
No. AD-252-2017

Notice of Action in Mortgage Foreclosure

*Nationstar Mortgage LLC d/b/a Champion Mortgage Company, Plaintiff vs. Helen Burson, Solely in Her Capacity as Heir of James P. Ward, Deceased, Shannon Ferrari, Solely in Her Capacity as Heir of James P. Ward, Deceased, The Unknown Heirs of James P. Ward, Deceased, Edythe Marx, Solely in Her Capacity as Heir of James P. Ward, Deceased, Christa Ward, Solely in Her Capacity as Heir of James P. Ward, Deceased, Patricia Ward, Solely in Her Capacity as Heir of James P. Ward, Deceased, Stephen J. Ward, Solely in His Capacity as Heir of James P. Ward, Deceased & James P. Ward, III, Solely in His Capacity as Heir of James P. Ward, Deceased, Mortgagor and Real Owner, Defendants*

To: The Unknown Heirs of James P. Ward, Deceased & James P. Ward, III, Solely in His Capacity as Heir of James P. Ward, Deceased, Mortgagor and Real Owner, Defendant(s), whose last known address is 416 Ceylon Road, Carmichaels, PA 15320. This firm is a debt collector and we are attempting to collect a debt owed to our client. Any information obtained from you will be used for the purpose of collecting the debt. You are hereby notified that Plaintiff, Nationstar Mortgage LLC d/b/a Champion Mortgage Company, 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-252-2017, wherein Plaintiff seeks to foreclose on the mortgage secured on your property located, 416 Ceylon Road, Carmichaels, PA 15320, whereupon your property will be sold by the Sheriff of Greene County. Notice: You have been sued in court. If you wish to defend against the claims set forth in the following pages, 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 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 or cannot afford one, 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 Admin., Law Library, Greene County Courthouse, Waynesburg, PA 15370, 412.852.5237. Southwestern PA Legal Aid Society, 93 East High St., Waynesburg, PA 15370, 412.627.3127. Michael T. McKeever, Atty. for Plaintiff, KML Law Group, P.C., Ste. 5000, Mellon Independence Center, 701 Market St., Philadelphia., PA 19106-1532, 215.627.1322.

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## SHERIFF'S SALE

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

**No. ED-42-2017**

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, DECEMBER 08, 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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Dollar Bank, Federal Savings Bank

vs.

Aubrey Vaughn Holliday

ALL that certain tract or parcel of land situate in Washington Township, Greene County, Pennsylvania, HAVING THEREON ERECTED A DWELLING known as 159 Cemetery Road, Waynesburg, Pennsylvania, Tax Parcel #24/01/127, recorded in Deed Book Volume 0476, Page 0182.

PROPERTY ADDRESS: 159 Cemetery Road, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 24/01/127

**Seized and taken into execution to be sold as the property of AUBREY VAUGHN HOLLIDAY in suit of DOLLAR BANK, FEDERAL SAVINGS BANK.**

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Attorney for the Plaintiff:  
Richard M. Squire & Associates LLC  
Jenkintown, PA 215-886-8790

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-41-2017**

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, DECEMBER 08, 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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Community Bank

vs.

Estate of Robert D. Yeager, Miracle Yeager, Robert Yeager, B.J. Yeager, known surviving heirs of Robert D. Yeager, Deceased, Mortgagor and Real Owner.

ALL that tract of land situate at Shamrock on the waters of Dunkard Creek in Wayne Township, Greene County, Pennsylvania.

FOR PRIOR TITLE see deed dated July 30, 1965 from Ethel B. Yeager, Harry S. Shultz and Betty Shultz, his wife and Everett Myers and Jean Myers, his wife, and recorded in the Greene County Recorder of Deeds Office on August 4, 1966, at Deed Book Volume 537, page 446.

Which has an address of 553 Toms Run Road, Brave, PA 15316.  
Tax Parcel No. 25-04-135

PROPERTY ADDRESS: 553 Toms Run Road, Brave, PA 15316

UPI / TAX PARCEL NUMBER: 25-04-135

**Seized and taken into execution to be sold as property of MIRACLE YEAGER, KNOWN SURVIVING HEIR OF ESTATE OF ROBERT D. YEAGER, ROBERT YEAGER, KNOWN SURVIVING HEIR TO ESTATE OF ROBERT D. YEAGER, B.J. YEAGER, KNOWN SURVIVING HEIR TO ESTATE OF ROBERT D. YEAGER, ESTATE OF ROBERT D. YEAGER (DECEASED) in suit of COMMUNITY BANK.**

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Attorney for the Plaintiff:  
Richard M. Squire & Associates LLC  
Jenkintown, PA 215-886-8790

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-42-2006**

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, DECEMBER 08, 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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21<sup>st</sup> Mortgage Corporation, As Master Servicer For Christiana Trust, A Division of Wilmington Savings Fund Society, FSB as Trustee for Knoxville 2012 Trust  
vs.

Estate of Bernadine Manfredi

Owner(s) of property situate in the TOWNSHIP OF MORGAN, GREENE County, Pennsylvania, being 627 6<sup>th</sup> Street, Mather, PA 15346. Improvements thereon: Residential Dwelling.

Parcel No. 17-10-514

PROPERTY ADDRESS: 627 6<sup>th</sup> Street, Mather, PA 15346

UPI / TAX PARCEL NUMBER: 17-10-514

**Seized and taken into execution to be sold as the property of BERNADINE MANFREDI in suit of 21<sup>st</sup> MORTGAGE CORPORATION, AS MASTER SERVICER FOR CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE FOR KNOXVILLE 2012 TRUST.**

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Attorney for the Plaintiff:  
Richard M. Squire & Associates LLC  
Jenkintown, PA 215-886-8790

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania

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## COURT NOTICE

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### NOTICE

**JCS RECORDINGS FEE WILL INCREASE BY \$4.75**

**EFFECTIVE NOVEMBER 30, 2017**

**@ 4:00 PM**

**ACTS 40 AND 44 OF 2017**, RECENTLY PASSED BY GOVERNOR WOLF, WILL INCREASE THE JUDICIAL COMPUTER SYSTEM/ ACCESS TO JUSTICE (JCS/ATJ) FEES BY \$4.75. ALL DOCUMENTS THAT INCLUDE THE JCS/ATJ FEES WILL BE EFFECTED.

Donna J. Tharp  
Greene County, PA Register and Recorder