

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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November 22, 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. 20,21,22, & 24, 2017

CRIMINAL

Arraignments: Nov. 27, 2017
ARDs: Dec. 11, 2017
ARD Revocations: Dec. 11, 2017
Parole Violations: Dec. 4, 2017
Plea Court: Dec. 12 & 13, 2017
License Suspension Appeals: Dec. 18, 2017

ORPHANS

Accounts Nisi: Dec. 6, 2017
Accounts Absolute: Dec. 18, 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. 30, 2017

Convenes in Pgh.: Apr. 9-13, 2018

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

Convenes in Pgh.: February 5 - 9, 2018

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

Aleppo Brethren Church to Rice Drilling B LLC, 2 TRACTS O&G, \$7,384.38 (11-14-17)

John P. McClellan et ux to Rice Drilling B LLC, 7 Acres O&G, \$100.00 (11-14-17)

Donna Tharp to Rice Drilling B LLC, 7 Acres O&G, \$482.34 (11-15-17)

James E Arvin et al to Rice Drilling B LLC, TRACTS O&G, \$9,209.66 (11-15-17)

ALEPPO, JACKSON & RICHHILL TOWNSHIPS

Keystone Buckeye Energy LLC to Utica Equities LLC et al, TRACTS O&G, \$1,562.50 (11-13-17)

CUMBERLAND TOWNSHIP

Elizabeth Bialko to Rayles Rentals LLC, LOT 329 Nemacolin, \$18,000.00 (11-13-17)

DUNKARD TOWNSHIP

Michael E. Thomas Jr et al to Anthony Garcia Jr et al, LOT, \$5,000.00 (11-14-17)

Craig Fiess Hoover et ux to Chevron Appalachia LLC, 37.1 Acres, \$73,272.50 (11-16-17)

FRANKLIN TOWNSHIP

Ryan M Zalar et ux to Mark W Kiel et ux, 0.654 Acres, \$15,000.00 (11-9-17)

Gloria J. Abercrombie et con to Rice Drilling B LLC, 2 TRACTS O&G, \$15,030.00 (11-14-17)

FREEPORT TOWNSHIP

Sean W. Eichholtz et ux to Rice Drilling B LLC, 102.24 Acres O&G, \$97,128.00 (11-14-17)

GRAY TOWNSHIP

Nicole R. Mason to Rice Drilling B LLC, LOT O&G, \$2,921.88 (11-14-17)

GILMORE TOWNSHIP

Martha E. Patterson to Rice Drilling B LLC, 5 TRACTS O&G, \$84,431.90 (11-14-17)

Larry C. Jamison et ux to Rice Drilling B LLC, 79 Acres O&G, \$47,660.00 (11-14-17)

Brad L. Miller et ux to Rice Drilling B LLC, 79 Acres O&G, \$23,586.72 (11-15-17)

GILMORE & WAYNE TOWNSHIPS

Judy L Stanley to Rice Drilling B LLC, TRACTS O&G, \$14,137.50 (11-14-17)

Patricia A. Simpson to Rice Drilling B LLC, TRACTS O&G, \$14,092.23 (11-15-17)

JEFFERSON TOWNSHIP

Robin Ann Moore to Letterman Moore Holdings 5 LP, TRACTS, \$88,397.88 (11-16-17)

MORGAN TOWNSHIP

Douglas G Handford et ux to Michelle L. Milliken, LOT 238 Mather, \$60,000.00 (11-13-17)

PERRY TOWNSHIP

Brian B Hurley to Rice Drilling B LLC, 68.581 Acres O&G, \$685,810.00 (11-15-17)

RICHHILL TOWNSHIP

Ruby L. Robinson to Rice Drilling B LLC, 3 TRACTS O&G, \$1,952.44 (11-15-17)

SPRINGHILL TOWNSHIP

Charles Wayne Geho et al to Keystone Buckeye Energy Holdings LLC, 77.75 Acres O&G, \$11,600.00 (11-9-17)

Stanley R. Hess et ux to Rice Drilling B LLC, 42 Acres O&G, \$3,303.43 (11-14-17)

Madeline L. Black et con to Rice Drilling B LLC, 2 TRACTS O&G, \$438.02 (11-14-17)

Donald Burley et al to Keystone Buckeye Energy Holdings LLC, 77.75 Acres O&G, \$5,795.63 (11-14-17)

Beulah Elizabeth Davis to Rice Drilling B LLC, 2 TRACTS O&G, \$9,597.92 (11-15-17)

Danny L. Yoss to Rice Drilling B LLC, 28.739 Acres O&G, \$75,439.88 (11-15-17)

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WASHINGTON TOWNSHIP(Continued)

Alberta Mae Kobulnicky et con to Cavallo Mineral Partners LLC, 200 Acres O&G, \$33,332.80 (11-15-17)
Donna Lee Harrison et con to Cavallo Mineral Partners LLC, 200 Acres O&G, \$22,221.60 (11-15-17)
Annette Marie Hunt to Cavallo Mineral Partners LLC, 200 Acres O&G, \$22,221.60 (11-15-17)
Vickie Lynn Quiroz et con to Cavallo Mineral Partners LLC, 200 Acres O&G, \$11,110.40 (11-15-17)
Jimmy Edgar Green to Cavallo Mineral Partners LLC, 200 Acres O&G, \$11,110.40 (11-15-17)
George Grant Faust et ux to Cavallo Mineral Partners LLC, 200 Acres O&G, \$33,332.80 (11-15-17)
Loretta Mae Shirk to Cavallo Mineral Partners LLC, 200 Acres O&G, \$22,221.60 (11-15-17)
Judy Ann Raborn to Cavallo Mineral Partners LLC, 200 Acres O&G, \$22,221.60 (11-15-17)
Nola Louise Canterbury to Cavallo Mineral Partners LLC, 200 Acres O&G, \$33,332.80 (11-15-17)
Edward Joseph Faust to Cavallo Mineral Partners LLC, 200 Acres O&G, \$33,332.80 (11-15-17)
Richard A. Becker et ux to Arthur Cole et ux, $\frac{3}{4}$ Acres, \$10,000.00 (11-15-17)
Sharon F. Meadows to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$33,332.80 (11-16-17)
Beverly K. Scow et con to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$33,332.80 (11-16-17)
John O. Field et ux to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$33,332.80 (11-16-17)
Arthur L. Carter et ux to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$33,332.80 (11-16-17)
Patricia L. McConaghy to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$26,664.00 (11-16-17)
Donald L. Cecchetti et ux to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$113,328.00 (11-16-17)
Bryan Lee Field to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$175,000.00 (11-16-17)
WAYNE TOWNSHIP
Gerald M. Kiger to Jerry Kiger et ux, 1.813 Acres, 4,000.00 (11-16-17)

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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

BARZANTI, MARGARET GENE

Late of Dunkard Township, Greene County, Pennsylvania

Executor: William E. Barzanti, 208 Plant Road, Dilliner, PA 15327

Attorney: David J. Russo, 192 W High Street, Waynesburg, PA 15370

SECOND 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

THIRD 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

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(Estate Notices Continued)

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

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

FIRST & FINAL ACCOUNT

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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SHERIFF'S SALE

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.

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.**

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

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.

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.

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

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.

21st 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 6th Street, Mather, PA 15346. Improvements thereon: Residential Dwelling.

Parcel No. 17-10-514

PROPERTY ADDRESS: 627 6th 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 21st MORTGAGE CORPORATION, AS MASTER SERVICER FOR CHRISTIANA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE FOR KNOXVILLE 2012 TRUST.

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

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania