

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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December 28, 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.:
Jan. 2, 3, 4, & 5, 2018

CRIMINAL

Arraignments: Jan. 2, 2018
ARDs: Jan. 8, 2018
ARD Revocations: Jan. 8, 2018
Parole Violations: Jan. 15, 2018
Plea Court: Jan. 19 & 10, 2018
License Suspension Appeals: Feb. 19, 2018

ORPHANS

Accounts Nisi: _____, 2018
Accounts Absolute: _____, 2018

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

JUVENILE

Plea Day: Jan. 11, 2018

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

Convenes in Pgh.: Jan. 23 – Jan. 25, 2018

Convenes in Pgh.: February 5 - 9, 2018

ARGUMENTS

Argument Court: Jan. 2, 2018

CIVIL

Domestic Relations Contempts:
Jan. 22, 2018
Domestic Relations Appeals
Jan. 22, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Loretta Rhodes Neiderhiser to Master Mineral Holdings II LP, 80.86875 Acres O&G, \$646,950. (12-15-17)

CENTER TOWNSHIP

John W Hanco Jr to EQT Production Co, 175.466 Acres, \$54,000. (12-15-17)

CUMBERLAND TOWNSHIP

US Bank NA to Nicholas Onderko et ux, Lot, \$40,000. (12-18-17)
Thomas J Demchak Est to Eugene M Vrabel, Lot 411 Crucible, \$10,000. (12-18-17)
Sherri Lee Clements et con to Christopher J Wolverton et ux, 1.752 Acres, \$122,500. (12-19-17)

First Federal Savings & Loan to Ivan W Robinson Jr et ux, .3978 Acre, \$20,000. (12-21-17)

DUNKARD TOWNSHIP

Rose Marie Antonelli Est to Tina Marie Williams, Lot 139 Bobtown, \$45,000. (12-20-17)
Erika D Menear to Redevelopment Authority of Greene County, Lot 63 Bobtown Plan, \$15,000. (12-221-17)

Fairview Holdings LLC to Chevron Appalachia LLC, 107.9 Acres, \$100,000. (12-21-17)

FRANKLIN TOWNSHIP

Bradley J Lathom et al to Keystone Buckeye Energy Holdings LLC, 34 Acres O&G, \$8,578. (12-18-17)

Mary E Lathom et al to Keystone Buckeye Energy Holdings LLC, 34 Acres O&G, \$4,289. (12-18-17)

Thomas E Dougal et al to Keystone Buckeye Energy Holdings LLC, 34 Acres O&G, \$4,289. (12-18-17)

Billie Elliott to Hilltop Minerals LLC, 8.1 Acres O&G, \$6,075.50 (12-19-17)

William J Yost et al to EQM Gathering OPCO LLC, 4 Tracts, \$240,000. (12-19-17)

GILMORE TOWNSHIP

Patrick J McNeely to Hilltop Minerals LLC, 79.156 Acres O&G, \$6,339. (12-19-17)

Gregg McNeely et ux to Hilltop Minerals LLC, 79.156 Acres O&G, \$6,330. (12-19-17)

GREENE TOWNSHIP

Donley C Henderson et ux to American Land Holdings LLC, 2.1771 Acres, \$85,000. (12-15-17)

JACKSON TOWNSHIP

Bonnie Ranslem to WISC LP, 87.64 Acres O&G, \$7,900. (12-20-17)

MORRIS TOWNSHIP

Donna L Liszka to Consol Pennsylvania Coal Co LLC et al, 110 Acres, \$210,000. (12-19-17)

PERRY TOWNSHIP

Joseph R Scattaregia III et al to Dannie P Dickson et ux, 1 Acre, \$155,000. (12-21-17)

SPRINGHILL TOWNSHIP

Karen Murray to Hilltop Minerals LLC, 77.75 Acres O&G, \$1,842.50 (12-19-17)

Alan Burley et al to Hilltop Minerals LLC, 77.75 Acres O&G, \$5,827.50 (12-19-17)

Jennifer Z Stahl to WISC LP, 56 Acres O&G, \$6,300. (12-20-17)

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WASHINGTON TOWNSHIP

McNay Rentals LP to EQT Production Co, 103.09 Acres, \$6,666.67 (12-15-17)
 H Terry Grimes et ux to EQT Production Co., 103.09 Acres, \$3,333.33 (12-15-17)
 Shirley Ann Perry to EQT Production Co, 105 Acres, \$20,000. (12-15-17)
 Harry D Opfar Jr et ux to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$4,444.44 (12-15-17)
 William G Opfar et ux to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$4,444.44 (12-15-17)
 Christopher Opfar et ux to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$8,888. (12-15-17)
 Thomas M Opfar et ux to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$8,888. (12-15-17)
 Bonnie Annette Thornburg to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$22,221.60 (12-21-17)
 Lorre A Thornton et con to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$4,444. (12-21-17)
 Rachel A Sorensen et con to Cavallo Mineral Partners LLC, 200 Acres Minerals, \$4,440. (12-21-17)

WAYNE TOWNSHIP

Clinton M Brummage et ux to Donald Lee Arnold, Jr, et ux, 2.242 Acres, \$110,000. (12-15-17)

WAYNESBURG BOROUGH

Thomas M Musgrove et ux to Jodie Lisaukic, et al, Lots 14-25 Fisher Plan, \$125,000. (12-15-17)
 Jacob F Reis Jr to Bounty Minerals LLC, 183.941 Acres O&G, \$972,000. (12-15-17)

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

DUNLAP, GARNET LEE a/k/a GARNET L. DUNLAP
 Late of Carmichaels, Greene County, Pennsylvania
 Executors: Susan L. Dunlap, 207 East George Street, Carmichaels, PA 15320; and
 Keith C. Dunlap, 132 Sit Still Road, Dilliner, PA 15327
 Attorney: Adam J. Belletti, Esquire, Pollock Morris LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

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SECOND PUBLICATION

FAGAN, BEVERLY
 Late of Port Orange, Florida
 Administratrix: Kathleen Koscoe, 1712 Garden Sage Dr., Oviedo, FL 32765
 Attorney: R. Anthony Deluca, Esquire, 225 Ross Street, 4th Floor;
 Pittsburgh, PA 15219

FAGAN, DONALD
 Late of Port Orange, Florida
 Administratrix: Kathleen Koscoe, 1712 Garden Sage Dr., Oviedo, FL 32765
 Attorney: R. Anthony Deluca, Esquire, 225 Ross Street, 4th Floor;
 Pittsburgh, PA 15219

RENFORTH, MILDRED LETHIA
 Late of Hamilton, Ohio
 Administratrix: Kathleen Koscoe, 1712 Garden Sage Dr., Oviedo, FL 32765
 Attorney: R. Anthony Deluca, Esquire, 225 Ross Street, 4th Floor;
 Pittsburgh, PA 15219

THIRD PUBLICATION

KORATICH, LORETTA RUTH a/k/a LORETTA R. KORATICH
 a/k/a LORETTA KORATICH
 Late of Rices Landing, Greene County, Pennsylvania
 Co-Executors: Lynn Elizabeth Largent and Randy George Koratich,
 % Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,
 Waynesburg, PA 15370
 Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,
 Waynesburg, PA 15370

ZIMMERMAN, STANFORD a/k/a ZIP ZIMMERMAN
 Late of Waynesburg, Greene County, Pennsylvania
 Executor: Blair Zimmerman a/k/a Stanford B. Zimmerman, Jr.,
 % Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,
 Waynesburg, PA 15370
 Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road,
 Waynesburg, PA 15370

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED 49-2017**

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, JANUARY 19, 2018
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.

Ditech Financial LLC f/k/a Green Tree Servicing LLC

v.

Natalie M. David

Owner(s) of property situate in the JEFFERSON TOWNSHIP, GREENE County, Pennsylvania, being 117 Maple Street, Rices Landing, PA 15357-1141. Improvements thereon: RESIDENTIAL DWELLING
Parcel No. 15/11/213
Judgment Amount: \$42,700.69

PROPERTY ADDRESS: 117 Maple Street, Rices Landing, PA 15357

UPI/TAX PARCEL NUMBER: 15-11-213

Seized and taken into execution to be sold as the property of NATALIE M. DAVID in suit of DITECH FINANCIAL LLC F/K/A GREEN TREE SERVICING LLC.

Attorney for the Plaintiff:
Phelan Hallinan Diamond & Jones
Philadelphia, PA 215-563-7000

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 50-2017**

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, JANUARY 19, 2018
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

vs.

Joyce E. Hupp Presock aka Joyce E Hull

ALL THAT CERTAIN TRACT OF LAND SITUATE IN CUMBERLAND TOWNSHIP, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:
220 Inwood Avenue, Carmichaels, PA 15320
PARCEL ID NO: 05-13-319, 05-13-320 & 05-13-321

PROPERTY ADDRESS: 220 Inwood Avenue, Carmichaels, PA 15320

UPI/TAX PARCEL NUMBER: 05-13-319, 05-13-320 & 05-13-321

Seized and taken into execution to be sold as the property of JOYCE E. PRESOCK A/K/A JOYCE E. HULL in suit of BAYVIEW LOAN SERVICING, LLC A DELAWARE LIMITED LIABILITY COMPANY

Attorney for the Plaintiff:
KML Law Group, 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 39-2017**

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, JANUARY 05, 2018
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.

Pennsylvania Housing Finance Agency

vs.

Patrick E. Swartz

ALL those two tracts of land in Cumberland Township, Greene County, Pennsylvania

TRACT 1: containing approximately 8.10 acres according to survey made by Roy E. Wilson, R.P.E., May 1970. HAVING THEREON ERECTED A DWELLING KNOWN AND NUMBERED AS: 143 JACOBS FERRY ROAD, CARMICHAELS, PA 15320. PARCEL#: 05-08-165. Greene Deed Book 466, page 2343

TRACT NO. 2: being approximately 0.72 acre, and BEING A VACANT LOT OF LAND ADJOINING/ADJACENT TO 143 JACOBS FERRY ROAD, CARMICHAELS, PA 15320. PARCEL # 05-08-164A. Greene Deed Book 466, page 2343.
AD-490-2017

PROPERTY ADDRESS: 143 Jacobs Ferry Road, Carmichaels, PA 15320

UPI / TAX PARCEL NUMBER: 05-08-165, 05-08-164A

**Seized and taken into execution to be sold as the property of PATRICK E SWARTZ in
suit of PENNSYLVANIA HOUSING FINANCE AGENCY**

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

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania