

# 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. 15**

**January 4, 2018**

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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.:  
Jan. 8, 9, 10, 11, & 12, 2018

## CRIMINAL

Arraignments: Jan. 8, 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**

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: Feb. 7, 2018

## CIVIL

Domestic Relations Contempts:  
Jan. 22, 2018  
Domestic Relations Appeals  
Jan. 22, 2018

## JUVENILE

Plea Day: Jan. 11, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Tracy N Hupp Jr to Rock Creek Royalty LLC, Tracts O&G, \$3,188.16 (12-27-17)  
Tracy N Hupp Jr to Rock Creek Royalty LLC, Tracts O&G, \$3,188.16 (12-27-17)  
Cindy K Eggert to Rock Creek Royalty LLC, Tracts O&G, \$3,188.16 (12-27-17)

### CUMBERLAND TOWNSHIP

Denzil E Harper Sr to Debra J Beckett, 1.63 Acres, \$145,000. (12-27-17)  
Secretary of Veterans Affairs to Bradmons LLC et al, 2 Tracts, \$46,750. (12-27-17)

### DUNKARD TOWNSHIP

Betty Miller to Alfalfa Properties LLC, Lot 23 Bobtown, \$12,000. (12-27-17)  
Darrell Buchanan et ux to Timothy A Minot et ux, 9.096 Acres, \$55,000. (12-27-17)

### FRANKLIN TOWNSHIP

Mary Jane Duckworth to Edward L Walker et ux, Lots 31-32 & 43-44 Morningside Plan, \$180,000. (12-27-17)

### FREEPORT & SPRINGHILL TOWNSHIPS

Kurt E Graber to John K King, 2 Tracts O&G, \$10. (12-22-17)  
Joseph C King to John K King, 2 Tracts O&G, \$10. (12-22-17)  
Diane B Sanders to John K King, 2 Tracts O&G, \$10. (12-22-17)

### JACKSON TOWNSHIP

Scott Keener to Ridgetop Appalachia LLC, 220 Acres O&G, \$1,815,000. (12-22-17)  
James M Rice Jr to Rice Family Farm LP, 5 Tracts, \$113,664. (12-27-17)

### JEFFERSON TOWNSHIP

Wilma Jean Stacher to Donald R Fields et ux, .9 Acre, \$70,000. (12-22-17)

### SPRINGHILL TOWNSHIP

Esther Price to Rock Creek Royalty LLC et al, 2 Tracts O&G-Minerals, \$1,000. (12-22-17)

### WAYNE TOWNSHIP

Thomas Carl Gump et ux to Bounty Minerals LLC, 19.6528 Acres O&G, \$74,680.64 (12-28-17)

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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

NONE THIS PUBLICATION

### SECOND 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

### THIRD 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, 4<sup>th</sup> 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, 4<sup>th</sup> 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, 4<sup>th</sup> Floor;  
Pittsburgh, PA 15219

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## SHERIFF'S SALE

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### **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.

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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.**

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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

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**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.

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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**

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Attorney for the Plaintiff:  
KML Law Group, P.C.  
Philadelphia, PA

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania