

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. 16

January 11, 2018



Table of Contents

| | |
|------------------------------|---------------|
| Deed Transfers | Page 3 |
| Estate Notices | Page 4 |
| Sheriff's Sales | Page 5 |
| Court Notice | Page 7 |

Serving the Legal Community of Greene County

Since October 1982

The Greene Reports

2-----01/11/18-----

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

MOTIONS

Criminal & Civil & O.C.:
Jan. 15, 16, 17, 18 & 19, 2018

CRIMINAL

Arraignments: Jan. 15, 2018
ARDs: Feb. 12, 2018
ARD Revocations: Feb. 12, 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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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: Feb. 7, 2018

CIVIL

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

JUVENILE

Plea Day: Jan. 11, 2018

The Greene Reports

-----01/11/18-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

John Frechione to Rice Drilling B LLC, 49 Acres, O&G, \$527.78 (1-2-18)
Harlan V Riggle et ux to Rice Drilling B LLC, 184.039 Acres O&G, \$1,000. (1-2-18)
Dennis E Riggs et ux to Rice Drilling B LLC, Tract O&G, \$4,728.55 (1-2-18)
Donald W Wiesmann et ux to Rice Drilling B LLC, 60.125 Acres O&G, \$4,994.76 (1-2-18)
Alan B Richmond et ux to Rice Drilling B LLC, 6.2 Acres O&G, \$368.13 (1-3-18)
Randy Hunter to Rice Drilling B LLC, 3 Tracts O&G, \$14,628.62 (1-3-18)
Frank E Riggle et ux to Rice Drilling B LLC, 7 Acres O&G, \$482.34 (1-3-18)
Linda L Volpe et con to Rice Drilling B LLC, 49 Acres O&G, \$1,319.45 (1-4-18)
Peggy L Dillman et con to Rice Drilling B LLC, 49 Acres O&G, \$1,319.45 (1-4-18)

CENTER TOWNSHIP

Kenneth Carlisle to Rice Drilling B LLC, 4 Tracts O&G, \$5,075. (1-2-18)
Deborah L Knowlton et con to Rice Drilling B LLC, 202 Acres O&G, \$2,146.58 (1-3-18)

CUMBERLAND TOWNSHIP

Colleen K Walkley to Rice Drilling B LLC, 24.11 Acres O&G, \$54,247.50 (1-4-18)

DUNKARD TOWNSHIP

Michael Duranko et ux to Lucas Abbadini et ux, 2.622 Acres, \$257,400. (1-3-18)

FRANKLIN TOWNSHIP

Shara Lyne Dorsey et con to Rice Drilling B LLC, 5 Tracts O&G, \$21,421.64 (1-2-18)
Eric Dean Kaczmarczyk to Rice Drilling B LLC, 87.64 Acres O&G, \$2,909.92 (1-2-18)
Vaughn J Eckman et ux to Rice Drilling B LLC, 2 Lots O&G, \$6,052. (1-2-18)
Julie K Johnson et al to EQT Production Company, Tract, \$12,000. (1-3-18)
Julie K Johnson et al to EQT Production Company, Tract O&G, \$18,907. (1-3-18)
Carolyn H Lankard et al to Rice Drilling B LLC, 24.972 Acres O&G, \$154,172.30 (1-4-18)
Dorothy M Tennant to Rice Drilling B LLC, 6.983 Acres O&G, \$29,677.75 (1-4-18)

GILMORE TOWNSHIP

Robert R Patterson et al to Rice Drilling B LLC, 41.86 Acres O&G, \$293,020. (1-2-18)
Zenita Jane Gilbert to Rice Drilling B LLC, 2 Tracts O&G, \$146,165.94 (1-4-18)

JACKSON TOWNSHIP

Mandy S Ogdon et con to Rice Drilling B LLC, 5 Tracts O&G, \$21,421.64 (1-2-18)

JEFFERSON BOROUGH

Church of the Nazarene to Heath A Gregg, Lot, \$57,900. (1-2-18)

JEFFERSON TOWNSHIP

Cynthia Jento et ux to EQM Gathering OPCO LLC, 45.50 Acres, \$2,000. (1-3-18)
Marko Demaski to Equitrans LP, 3.63 Acres, \$3,777.60 (1-3-18)
Ryan Egidi et ux to EQM Gathering OPCO LLC, 50.18 Acres, \$76,050. (1-3-18)
Robert L Dugan et ux to EQM Gathering OPCO LLC, R/W, \$9,520. (1-4-18)
Shannon L Pratt et ux to EQM Gathering OPCO LLC, R/W, \$71,678. (1-4-18)
Brian K Blaker et ux to EQM Gathering OPCO LLC, R/W, \$75,533.20 (1-4-18)
Janice K Flynn et al to EQM Gathering OPCO LLC, Agr, \$32,634. (1-4-18)
David G Knight et al to EQM Gathering OPCO LLC, R/W, \$34,738.80 (1-4-18)

JEFFERSON BOROUGH & MORRIS TOWNSHIP

CNX Gas Company to EQT Production Company, O&G, \$643,524. (1-3-18)

The Greene Reports

4-----01/11/18-----

MONONGAHELA TOWNSHIP

Edward J Kendralla Revocable Living Trust et al to MB Marcellus Acquisition LLC et al, 8 Tracts Minerals, \$716,261.50 (1-4-18)

Lynette M Ratay to Greensboro DPP LLC, 2.113 Acres, \$204,001.59(1-4-18)

RICHHILL TOWNSHIP

Robbin Klingbeil to Rice Drilling B LLC, 2.317 Acres O&G, \$308.94 (1-3-18)

Sharon S Winter to Rice Drilling B LLC, 3 Tracts O&G, \$1,387.02 (1-3-18)

Gloria J Davis to Rice Drilling B LLC, 111.8 Acres O&G, \$2,851.36 (1-3-18)

Marci J Klinzing to Rice Drilling B LLC, Tract O&G, \$100. (1-3-18)

Mardi K Whipkey to Rice Drilling B LLC, 9 Acres O&G, \$100. (1-3-18)

Ronald L Stollar et ux to Rice Drilling B LLC, 40 Acres O&G, \$22,261.91 (1-4-18)

Robert W Jacobs et ux to Arbala AD3 LLC et al, 47.164 Acres O&G, \$233,461.80 (1-4-18)

WASHINGTON TOWNSHIP

Nancy E Graham et al to Rice Drilling B LLC, Lots 357-358 Waynesburg Lakes O&G, \$2,805. (1-3-18)

WAYNE & FRANKLIN TOWNSHIPS

Thomas W Cahill et ux to Ridgeway Appalachia LLC, Tracts O&G, \$2,118,086. (1-3-18)

WHITELEY TOWNSHIP

Linda M Hulsey et con to Rice Drilling B LLC, 140.6372 Acres O&G, \$216,062. (1-4-18)

Curtis R Mason to Rice Drilling B LLC, 140.6372 Acres O&G, \$216,062. (1-4-18)

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

JOHNSON, CRAIG S.

Late of Rices Landing, Greene County, Pennsylvania
Administratrix: Ayrel Bodnar, 1010 Third Street, P O Box 129, Mather, PA 15346
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

SECOND PUBLICATION

NONE THIS PUBLICATION

The Greene Reports

-----01/11/18-----5

THIRD 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

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

The Greene Reports

6-----01/11/18-----

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

The Greene Reports

-----01/11/18-----7

COURT NOTICE

**SUPREME COURT OF PENNSYLVANIA
CIVIL PROCEDURAL RULES COMMITTEE**

**Rule 238 Damages for Delay in an Action for Bodily Injury, Death or
Property Damage**

Addendum to Explanatory Comment (2018)

The prime rate as set forth in the first edition of the Wall Street Journal for a particular year is the basis for calculating damages for delay under Pa.R.C.P. No. 238 as revised November 7, 1988. The prime rate published in the first edition of the Wall Street Journal for each of the years specified is as follows:

| Date of Publication | Prime Rate Percentage |
|---------------------|-----------------------|
| January 2, 2018 | 4 ½ |
| January 3, 2017 | 3 ¾ |
| January 4, 2016 | 3 ½ |
| January 2, 2015 | 3 ¼ |
| January 2, 2014 | 3 ¼ |
| January 2, 2013 | 3 ¼ |
| January 3, 2012 | 3 ¼ |
| January 3, 2011 | 3 ¼ |
| January 4, 2010 | 3 ¼ |
| January 2, 2009 | 3 ¼ |
| January 2, 2008 | 7 ¼ |
| January 2, 2007 | 8 ¼ |
| January 3, 2006 | 7 ¼ |
| January 3, 2005 | 5 ¼ |
| January 2, 2004 | 4 |
| January 2, 2003 | 4 ¼ |
| January 2, 2002 | 4 ¾ |
| January 2, 2001 | 9 ½ |
| January 3, 2000 | 8 ½ |
| January 4, 1999 | 7 ¾ |
| January 2, 1998 | 8 ½ |

NOTE: The prime rate for the years 1980 through 1997 may be found in the Addendum to the Explanatory Comment published in the Pennsylvania Bulletin, volume 33, page 634 (2/1/03) and on the web site of the Civil Procedural Rules Committee at <http://www.pacourts.us>.

By the Civil Procedural Rules Committee
David L. Kwass
Chair