

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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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

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

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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

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, 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

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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