

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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July 20, 2017



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Serving the Legal Community of Greene County

Since October 1982

The Greene Reports

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Honorable Louis Dayich, Judge

MOTIONS

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JUVENILE

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Convenes in Pgh.: July 17 - 21, 2017

Convenes in Pgh.: November 13 - 18, 2017

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Layonna J Claypole et con to Rice Drilling B LLC, 72 Acres O&G, \$565.68 (7-11-17)
Byron L Anderson et ux to Rice Drilling B LLC, 72 Acres O&G, \$377.13 (7-11-17)
Joshua N Kimrey to Rice Drilling B LLC, 57.943 Acres O&G, \$96,571.67 (7-11-17)
Daniel L Dunn et ux to Rice Drilling B LLC, 2.52 Acres O&G, \$1,673.44 (7-13-17)

ALEPPO & RICHHILL TOWNSHIPS

Sharon M Landon et con to Rice Drilling B LLC, 137 Acres O&G, \$1,384.61 (7-13-17)
David Lash et ux to rice Drilling B LLC, 3 Tracts O&G, \$5,978.62 (7-13-17)

CENTER TOWNSHIP

David Hughes to Rice Drilling B LLC, 101.47 Acres O&G, \$100,000.37 (7-11-17)

CUMBERLAND TOWNSHIP

James D Roberts to Jarrod Richter et ux, 15 Tracts, \$390,000. (7-11-17)

FRANKLIN TOWNSHIP

Janet M Kirby to Rice Drilling B LLC, 2.461 Acres O&G, \$19,354.09 (7-11-17)
Texas Eastern Transmission LP to Equitrans LP, Lot, \$80,000. (7-12-17)
Dorothy A Seese to Sally J Watson, Lot, \$152,000. (7-12-17)

FRANKLIN, JEFFERSON & WHITELEY TOWNSHIPS

rice A Cheek et ux to Rice Drilling B LLC, 69.928 Acres O&G, \$297,480. (7-11-17)

FREEPORT TOWNSHIP

Frederick A Six et ux to Rice Drilling B LLC, 1.289 Acres O&G, \$1,882,810. (7-11-17)
Laurel Wyatt to Rice Drilling B LLC, 205 Acres O&G, \$43,668.75 (7-11-17)

GILMORE TOWNSHIP

Leonard A Huffine et ux to Legacy Minerals LLC, 157.4 Acres O&G, \$63,016.50 (7-7-17)
Joanna Gallagher to Utica Equities LLC, Tract O&G, \$1,000. (7-11-17)
Leonidas Properties LLC to James L Ketchem et ux, 3 Tracts, \$99,000. (7-13-17)

JACKSON TOWNSHIP

Marsha J Bland to John Levi Scott et al, 1.858 Acres, \$77,500. (7-10-17)

JEFFERSON TOWNSHIP

Frances Biel Est to Earle Arnold, 1.38 Acres, \$30,000. (7-13-17)

MONONGAHELA TOWNSHIP

Clyde Luckey et ux to Deidre Lingenfield et con, .58 Acre, \$14,000. (7-7-17)

MORGAN TOWNSHIP

George William Smith et ux to Rice Poseidon Midstream LLC, Tracts, \$1,180,000. (7-7-17)

PERRY TOWNSHIP

David W Morris et ux to Mepco LLC, 2 Tracts Coal, \$45,212. (7-12-17)
Edward T Cesa et ux to Mepco LLC, 2 Tracts Coal, \$41,468. (7-12-17)

RICHHILL, MORRIS, WASHINGTON, DUNKARD, MORGAN, ALEPPO, JACKSON, SPRINGHILL & CENTER TOWNSHIPS

Noble Energy Inc to HG Energy II Appalachia LLC, 2 Tracts Minerals, \$2,536,102.23 (7-10-17)

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RICHHILL TOWNSHIP

Patrick J Toomay to Rice Drilling B LLC, 2 Lots O&G, \$26.56 (7-11-17)
Michele Toomay Douglas et con to Rice Drilling B LLC, 2 Lots O&G, \$26.56 (7-11-17)
Denise I Distel to Rice Drilling B LLC, Tract O&G, \$100. (7-13-17)

SPRINGHILL TOWNSHIP

Badger Consulting LLC to Rice Drilling B LLC, 3 Tracts O&G, \$328,087.50 (7-13-17)
Badger Consulting LLC to Rice Drilling B LLC, 2 Tracts O&G, \$565,184.37 (7-13-17)
Elmo Eugene Rutan et ux to Rice Drilling B LLC, 2 Tracts O&G, \$3,643.98 (7-13-17)

WASHINGTON TOWNSHIP

Patricia S Basinger to Basinger Limited Partnership, 63.7419 Acres O&G, \$567,079. (7-11-17)
Kelly S Baldwin to Rice Drilling B LLC, 2 Tracts O&G, \$3,125.95 (7-13-17)

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

HERMAN, MICHAEL a/k/a MICHAEL A. HERMAN
a/k/a MICHAEL ANTHONY HERMAN
Late of Washington Township, Greene County, Pennsylvania
Administratrix: Jessica Herman, 514 Glen Shannon Drive, Pittsburgh, PA 15234
Attorney: Susan M. Key, Esquire, Peacock Keller & Ecker, LLP,
70 East Beau Street, Washington, PA 15301

MC KAHAN, DIXIE RUTH
Late of Monongahela Township, Greene County, Pennsylvania
Executrix: Brandy Marie Carter, 1692 South 88 Road, Greensboro, PA 15338
Attorney: None

SANDS, ALTHEA L. a/k/a ALTHEA V. SANDS
Late of Waynesburg Borough, Greene County, Pennsylvania
Executrix: Althea L. Barcome, 399 Huffman Street, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 136 East High Street,
Waynesburg, PA 15370

SECOND PUBLICATION

NONE THIS PUBLICATION

THIRD PUBLICATION

NONE THIS PUBLICATION

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure) No. ED 21-2017

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, AUGUST 11, 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.

First Federal Savings and Loan Association of Greene County
vs.
Garrett Curfman and Heather Curfman

ALL that certain lots of ground situate in Perry Township, Greene County, Pennsylvania, having erected a one unit, one story yellow siding home with an address of 389 Mt. Morris Road, Mt. Morris, PA 15349. This tract is assessed for tax purposes as Greene County Tax Map Number 20-08-103.

PROPERTY ADDRESS: 389 Mt. Morris Road, Mt. Morris, PA 15349

UPI / TAX PARCEL NUMBER: 20-08-103

Seized and taken into execution to be sold as the property of GARRETT CURFMAN, HEATHER CURFMAN in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY

Attorney for the Plaintiff:
Kirk A. King
Waynesburg, PA 724-627-6114

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 19-2017

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, AUGUST 11, 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.

Kondaur Capital Corporation as Separate Trustee of Matawin Ventures Trust Series 2014-3
vs.

Andrew Dotson a/k/a Andrew Neal Coker Dotson

Property Address: 169 Wades Run, Mount Morris, PA 15349. Parcel I.D. No.: 20-09-278.
Improvements thereon of the residential dwelling.
Judgment Amount: \$109,960.04

PROPERTY ADDRESS: 169 Wades Run, Mt. Morris, PA 15349

UPI / TAX PARCEL NUMBER: 20-09-278

Seized and taken into execution to be sold as the property of ANDREW DOTSON A/K/A ANDREW NEAL COKER DOTSON in suit of KONDAUR CAPITAL CORPORATION AS SEPARATE TRUSTEE OF MATAWIN VENTURES TRUST SERIES 2014-3

Attorney for the Plaintiff:
Hladik, Onorato and Federman, LLP
North Wales, 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 20-2017

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, AUGUST 11, 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.

Branch Banking and Trust Company
vs.

Gordon R. Grimes

ALL that certain piece or parcel or Tract of land situate in Franklin Township, Greene County, Pennsylvania, and being known as 1795 Morris Street, Waynesburg, PA 15370
TAX MAP AND PARCEL NUMBER: 07-11-177
THE IMPROVEMENTS THEREON ARE: Residential Dwelling
REAL DEBT: \$69,676.04

PROPERTY ADDRESS: 1795 Morris Street, Waynesburg, PA 15370

UPI / TAX PARCEL NUMBER: 07-11-177

Seized and taken into execution to be sold as the property of GORDON R. GRIMES in suit of BRANCH BANKING AND TRUST COMPANY

Attorney for the Plaintiff:
McCabe, Weisberg & Conway
Philadelphia, PA 215-790-1010

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 51-2010

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, JULY 28, 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.

Deutsche Bank National Trust Company as Trustee for Morgan Stanley Abs Capital I Inc. Trust 2007-HE2

vs.

Larry S. Jamison

BEING THE SAME PREMISES WHICH SHELLY R. ILLIG, UNMARRIED, BY DEED DATED SEPTEMBER 25, 2006 AND RECORDED SEPTEMBER 28, 2006 IN DEED BOOK 0354, PAGE 0243, GRANTED AND CONVEYED UNTO LARRY S JAMISON.

Property Address: 150 Carmichaels Street, Rices Landing, Pennsylvania 15357
TAX PARCEL No. 21-03-198

PROPERTY ADDRESS: 150 Carmichaels Street, Rices Landing, PA 15357

UPI / TAX PARCEL NUMBER: 21-03-189

Seized and taken into execution to be sold as the property of LARRY S JAMISON in suit of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR ARGENT SECURITIES, INC.

Attorney for the Plaintiff:
McCabe, Weisberg & Conway, 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 5-2017

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, JULY 28, 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.

Fifth Third Mortgage Company

vs.

Sean D. Vanover

Owner(s) of property situate in the JEFFERSON TOWNSHIP, GREENE County, Pennsylvania, being 127 Hillcrest Avenue, Rices Landing, PA 15357-1110. Improvements thereon: RESIDENTIAL DWELLING

Parcel No. 15/08/127

Judgment Amount: \$68,733.69

PROPERTY ADDRESS: 127 Hillcrest Ave, Rices Landing, PA 15357

UPI / TAX PARCEL NUMBER: 15-08-127

Seized and taken into execution to be sold as the property of SEAN D VANOVER in suit of FIFTH THIRD MORTGAGE COMPANY

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 17-2017

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, JULY 28, 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.

Bayview Loan Servicing, LLC, a Delaware Limited Liability Company

vs.

Michael Yankura a/k/a Michael F. Yankura and Robin L. Yankura

ALL that certain lot of ground with residential dwelling situate in Jefferson Township, Greene County, Pennsylvania, known as 243 Washington Street f/k/a 98 Washington St., Jefferson, PA 15344. Recorded in Deed Book 0208, Page 0942 on September 24, 1999.

Tax Parcel Nos.: 1512619, 1512620, 1514236, 1514237, 1514239

PROPERTY ADDRESS: 243 Washington Street, Jefferson, PA 15344

UPI / TAX PARCEL NUMBER: 1512619, 1512620, 1514236, 1514237, 1514239

Seized and taken into execution to be sold as the property of MICHAEL YANKURA A/K/A MICHAEL F. YANKURA, ROBIN L. YANKURA in suit of BAYVIEW LAON SERVICING, LLC, A DELAWARE LIMITED LIABILITY COMPANY

Attorney for the Plaintiff:
Shapiro & DeNardo, LLC
King of Prussia, PA

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania