

# 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. 42

July 12, 2018

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## Table of Contents

<b>Deed Transfers .....</b>	<b>Page 3</b>
<b>Estate Notices .....</b>	<b>Page 4</b>
<b>Sheriff's Sales .....</b>	<b>Page 6</b>

Serving the Legal Community of Greene County

Since October 1982

# The Greene Reports

2-----07/05/18-----

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

## MOTIONS

Criminal & Civil & O.C.:  
July 16, 18, and 20, 2018

## CRIMINAL

Arraignments: July 16, 2018  
ARDs: August 13, 2018  
ARD Revocations: August 13, 2018  
Parole Violations: July 13, 2018  
Plea Court: July 10, 2018  
License Suspension Appeals: Aug. 20, 2018

## ORPHANS

Accounts Nisi: August 6, 2018  
Accounts Absolute: August 17, 2018

## SUPREME COURT SUPERIOR COURT

## COMMONWEALTH COURT

Convenes in Pgh.: October 22 – 26, 2018  
Convenes in Pgh.: July 17 – 19, 2018  
Convenes in Pgh.: October 15 – 19, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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# The Greene Reports

-----07/05/18-----3

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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

Frankie Frost to Pikewood Energy Corporation, 2 Tracts O&G, \$1,500. (7-3-18)

### CENTER TOWNSHIP

Rose Z Eshelman Trust to Edward F Zeglen Jr, 25.5473 Acres, \$4,815.95 (7-2-18)

### CUMBERLAND TOWNSHIP

Richard H Campbell et ux to Carl S Huffman et ux, Lot, \$245,000. (7-3-18)  
Mildred W Mills to George W Wilson, 2 Tracts 1/3 Interest, \$7,681.20 (75-18)  
Jennifer L Helmick et con to Kory T Watson, Lot 27 Green Hills Terrace No. 1, \$135,000. (7-5-18)

### FRANKLIN TOWNSHIP

Greene Co Habitat for Humanity Inc to Wendy L Johnson, .155 Acre, \$43,851.88 (7-2-18)  
James F Willison to Rice Drilling B LLC, 191.933 Acres O&G, \$4,647. (7-3-18)  
Frank E Farley by POA to Frederick A Six et ux, .19 Acre, \$140,00. (7-5-18)

### FREEPORT TOWNSHIP

Keystone Buckeye Energy Holdings LLC to Johnson Energy Services LLC, 2 Tracts O&G, \$2,368.60 (7-2-18)

### JEFFERSON TOWNSHIP

Marsha J Newton to EQT Production Company, 3 Tracts O&G, \$1,016. (7-5-18)  
Barbara F Roberts to EQT Production Company, 3 Tracts O&G, \$2,032. (7-5-18)  
Judith L Hawkins et con to EQT Production Company, 3 Tracts O&G, \$1,016. (7-5-18)

### RICHHILL TOWNSHIP

Heather Cox et con to Cody A Jacobs et ux, 1.5 Acres, \$12,000. (7-5-18)

### SPRINGHILL TOWNSHIP

Elizabeth Murphy Davis to Pikewood Energy Corporation, 116.07 Acres O&G, \$28,503.61 (7-3-18)  
Jonathan D Johnson et ux to Pikewood Energy Corporation, 116.07 Acres O&G, \$12,690.65 (7-3-18)  
Pikewood Energy Corporation to Three Rivers Royalty LLC, 116.07 Acres O&G, \$91,395.99 (7-3-18)  
JJK Mineral Company LLC to Three Rivers Royalty LLC, 58 Acres O&G, \$64,437.50 (7-5-18)

### SPRINGHILL, FREEPORT, WHITELEY, ALEPPO & WAYNE TOWNSHIPS

Rock Creek Royalty LLC et al to Three Rivers Royalty LLC, Tracts O&G, \$278,517.29 (7-5-18)

### WASHINGTON TOWNSHIP

Neff Family Trust to Kevin Brumley, 15 Acres, \$120,000. (7-2-18)

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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

BASINGER, ROBERT A.

Late of Washington Township, Greene County, Pennsylvania
Executrix: Patricia S. Basinger, 701 Craynes Run Road, Waynesburg, PA 15370
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,
54 South Washington Street, Waynesburg, PA 15370-2036

STUTLER, MARSHALL LEONARD

Late of Perry Township, Greene County, Pennsylvania
Administratrix: Terri L. Lemley, 106 Elm Street, Mt. Morris, PA 15349
Attorney: Charles J. Morris, Esquire, Pollock Morris LLC,
54 South Washington Street, Waynesburg, PA 15370-2036

SECOND PUBLICATION

CLARK, EDNA DELILIAH

Late of Perry Township, Greene County, Pennsylvania
Executrix: Donna Ray McBee, 155 Glen Abbey Lane, Morgantown, WV 26508
Executor: James Martin, 61 Windy Ridge, Morgantown, WV 26501
Attorney: David C. Hook, Esquire, P O Box 898, 430 East Oakview Drive,
Suite 101, Waynesburg, PA 15370

CLARK, MARLENE L.

Late of Franklin Township, Greene County, Pennsylvania
Executor: John R. Clark, 107 Nice Street, Waynesburg, PA 15370
Attorney: None

SUTHERLAND, ALBERTA J.

Late of Franklin Township, Greene County, Pennsylvania
Executors: Grant D Sutherland, Jr., 219 Bay Tree Lane, Thomasville, NC 27360
and Kenneth L Stanton, 723 Lippencott Road, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street,
Waynesburg, PA 15370

THIRD PUBLICATION

ACKLIN, MARY NORINE

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Barbara Acklin Stewart, 320 Bridge Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

DANFORTH, GLADYS AILENE a/k/a GLADYS A. DANFORTH

Late of Cumberland Township, Greene County, Pennsylvania
Executor: Mark A. Danforth, 102 East First Street, P O Box 38,
Crucible, PA 15325
Attorney: E. J. Julian, Esquire, Julian Law Firm, 71 North Main Street,
Washington, PA 15301

DULANEY, DAVID M.

Late of Franklin Township, Greene Court, Pennsylvania
Administratrix: Cindy Brewer, 784 Braden Street, Waynesburg, PA 15370
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,
Waynesburg, PA 15370

LYON, JR., PAUL FRANKLIN

Late of Richhill Township, Greene County, Pennsylvania
Executor: Hoagy R. Carmichael, 3403 Middle Ginve Road,
Moundsville, WV 26041
Attorney: Davis Legal Group, 4313 State Route 51, North Belle
Vernon, PA 15012

MAKZEN, ROBERT J. a/k/a ROBERT MAKZEN

Late of Clarksville, Greene County, Pennsylvania
Executor: Thomas J. Makcen, 216 Pine Street, Carmichaels, PA 15320
Attorney: Kirk A. King, Esquire, 77 South Washington Street,
Waynesburg, PA 15370

RICE, JOHN ROBERT

Late of Gilmore Township, Greene County, Pennsylvania
Executrix: Alice R. Wilson, 225 South Richhill Street, Waynesburg, PA 15370
Executor: Ralph H. Jones, Jr., 1190 Jollytown Road, New Freeport, PA 15352
Attorney: David C. Hook, Esquire, P O Box 898, 430 East Oakview Drive,
Suite 101, Waynesburg, PA 15370

# The Greene Reports

6-----07/05/18-----

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## SHERIFF'S SALE

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### By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. AD-134-2018 - No. ED 21-2018

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 27, 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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American Portfolio Mortgage Corporation

vs.

Devina Adamson, as Administrator of the Estate pf David T. Redman, Deceased

ALL THAT CERTAIN lot or piece of ground situate in the County of Greene and Commonwealth of Pennsylvania, known as 152 Center Loop RD, Jefferson, PA 15344

TAX PARCEL NO: 17/09/100

IMPROVEMENTS: a Residential Dwelling

PROPERTY ADDRESS: 152 Center Loop Rd., Jefferson, PA 15344

UPI/TAX PARCEL NUMBER: 17-09-100

**Seized and taken into execution to be sold as the property of DEVINA ADAMSON, AS ADMINISTRATOR OF THE ESTATE OF DAVID T. REDMAN in suit of AMERICAN PORTFOLIO MORTGAGE CORPORATION**

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Attorney for the Plaintiff:  
Powers, Kim & Associates  
Trevose, PA 856-482-1400

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania

# The Greene Reports

-----07/05/18-----7

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## SHERIFF'S SALE

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### By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. AD-822-2017 - No. ED 23-2018

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 27, 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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Nationstar Mortgage LLC, d/b/a Mr. Cooper

vs.

Brian J Culp

ALL THAT CERTAIN TRACT OF LAND SITUATE IN TOWNSHIP OF MORGAN, GREENE COUNTY, PENNSYLVANIA, BOUNDED AND DESCRIBED AS FOLLOWS:

ADDRESS: 806 EIGHTH STREET, MATHER, PA 15346

PARCEL ID NO: 17-11-242

PROPERTY ADDRESS: 806 Eighth Street, Mather, PA 15346

UPI/TAX PARCEL NUMBER: 17-11-242

**Seized and taken into execution to be sold as the property of BRIAN J. CULP in suit of NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER**

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

BRIAN A. TENNANT, SHERIFF  
Greene County, Pennsylvania