

# 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. 41

July 5, 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.:  
July 9, 11, and 13, 2018

## CRIMINAL

Arraignments: July 9, 2018  
ARDs: July 9, 2018  
ARD Revocations: July 9, 2018  
Parole Violations: July 13, 2018  
Plea Court: July 10, 2018  
License Suspension Appeals: Aug. 20, 2018

## ORPHANS

Accounts Nisi: July 2, 2018  
Accounts Absolute: July 13, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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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## DEED TRANSFERS

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

### CENTER TOWNSHIP

Pierce Kepple et ux to Brian K Smith et ux, 58.640 Acres, \$320,000. (6-29-18)

### CUMBERLAND TOWNSHIP

Earl E Blaker to Warren C Briggs, Lots 23-25 McCoombs Addition, \$54,000. (6-25-18)

### FRANKLIN TOWNSHIP

Charles F Morris et ux to David Donley et us, 2 Tracts, \$182,500. (6-22-18)

### GILMORE TOWNSHIP

Sharon K Bartlett to Rock Creek Royalty LLC et al, 195.75 Acres O&G, \$20,114. (6-25-18)

### GREENE TOWNSHIP

John Edward Howard et ux to Cavallo Mineral Partners LLC, 90.0887 Acres O&G-Minerals, \$270,266.10 (6-25-18)

### JACKSON TOWNSHIP

Consol Pennsylvania Coal Co LLC et al to Pennsylvania Commonwealth et al, Tracts, \$296,192.40 (6-26-18)

### MONONGAHELA TOWNSHIP

Arthur S Wilson et ux to Ralph N Adams, Lot, \$15,000. (6-25-18)

### MORRIS TOWNSHIP

Thomas E Carpenter to Oak Ridge Resources LLC, 48.31 Acres O&G, \$1,515. (6-27-18)

Joe McNeely et ux to Oak Ridge Resources LLC, 48.31 Acres O&G, \$6,030. (6-27-18)

### PERRY TOWNSHIP

Glenn M Dusenberry to Mark J Kesner, 44.108 Acres, \$43,000. (6-29-18)

### RICHHILL TOWNSHIP

Chester W Little Jr et al to CNX Midstream Devco I LP et al, R/W, \$33,226.80 (6-25-18)

Timothy J Donnalley et ux to Arbala AD3 LLC et al, 2 Tracts O&G, \$91,416.88 (6-25-18)

Consol Pennsylvania Coal Co LLC to CNX Gathering LLC et al, 2 Acres, \$20,000. (6-26-18)

Consol Pennsylvania Coal Co LLC et al to Pennsylvania Commonwealth et al, Tracts,

\$2,118,279.60 (6-26-18)

Consol Pennsylvania Coal Co LLC et al to Pennsylvania Commonwealth et al, 48.990 Acres,

\$202,146.67 (6-26-18)

### SPRINGHILL TOWNSHIP

William P Bisson et ux to Oak Ridge Resources LLC, 50 Acres O&G, \$1,365. (6-27-18)

Danny L Bisson et ux to Oak Ridge Resources LLC, 50 Acres O&G, \$2,145. (6-27-18)

Stephen W Mikolay to Oak Ridge Resources LLC, 97 Acres O&G, \$436,500. (6-27-18)

### WAYNE TOWNSHIP

Kevin Pfusck to Oak Ridge Resources LLC, 34 Acres O&G, \$443. (6-27-18)

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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

#### 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

### SECOND 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

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#### 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

#### MAKcen, ROBERT J. a/k/a ROBERT MAKcen

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

### THIRD PUBLICATION

#### HIGUERA, JEFFREY L.

Late of Dunkard Township, Greene County, Pennsylvania  
Executor: Michael Kundly, 103 Winter Street, Crucible, PA 15325  
Attorney: Christopher M. Simms, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

#### KETCHEM, JOHN BRETT

Late of Center Township, Greene County, Pennsylvania  
Administratrix: Lois Ketchem, 215 South Pine Street, Carmichaels, PA 15320  
Attorney: Jeffrey N. Grimes, Esquire, 77 South Washington Street,  
Waynesburg, PA 15370

#### MITCHELL, DONALD GRANT

Late of Cumberland Township, Greene County, Pennsylvania  
Executrix: Rebecca Mitchell Jackson, 1279 Woodruff Place,  
Morgantown, WV 26505  
Attorney: None

#### SIMMONS, VIRGIL E.

Late of Franklin Township, Greene County, Pennsylvania  
Executor: Herschel Gapen, 129 Independence Ridge Road,  
Waynesburg, PA 15370  
Attorney: Timothy N. Logan, Esquire, 54 North Richhill Street,  
Waynesburg, PA 15370

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## LEGAL NOTICE

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**To: Judy S. Moats and Eric B. Haywood**

**In Re: B.B.H., minor child, born March 26, 2017**

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your child, B.B.H., born March 26, 2017. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on July 11, 2018 1:00 p.m. in the assigned courtroom before Judge Farley Toothman.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. Southwestern Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

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## LEGAL NOTICE

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**To: Jacquelyn Danyelle Drew and Unknown Father**

**In Re: L.M.D., minor child, born January 9, 2010.**

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your child, L.M.D., born January 9, 2010. The court has set a hearing to consider ending your rights to your child.

The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on July 11, 2018 at 9:30 a.m. in the assigned courtroom before Judge Farley Toothman.

You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present.

You have a right to be represented at the hearing by a lawyer. You should take this paper to your lawyer at once. If you do not have a lawyer or cannot afford one, go to or telephone the office set forth below to find out where you can get legal help. Southwestern Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

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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 of 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

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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