

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 19, 2018



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Serving the Legal Community of Greene County

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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 23, 25, and 27, 2018

CRIMINAL

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ARDs: August 13, 2018
ARD Revocations: August 13, 2018
Parole Violations: July 30, 2018
Plea Court: Aug. 14, 2018
License Suspension Appeals: Aug. 20, 2018

ORPHANS

Accounts Nisi: August 6, 2018
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COMMONWEALTH COURT

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Convenes in Pgh.: August 21 – 23, 2018
Convenes in Pgh.: October 15 – 19, 2018

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CIVIL

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July 23, 2018
Domestic Relations Appeals
July 23, 2018

JUVENILE

Plea Day: July 19, 2018

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Josephine L. Ketcham

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

DUNKARD TOWNSHIP

David J Salosky et ux to Christopher B Spitznogle, Lot 137 Bobtown, \$47,000. (7-11-18)

FRANKLIN TOWNSHIP

William Becker et ux to Deer Run Properties LLC, 1.955 Acres, \$395,000. (7-11-18)

GILMORE TOWNSHIP

Roy P Croston et ux to Rock Creek Royalty LLC et al, 195 3/4 Acres O&G, \$4,860. (7-9-18)

MORGAN TOWNSHIP

William D Averett et ux to Ricky P Poplawski et ux, Lot 329 Mather Plan, \$115,000. (7-6-18)

MORRIS TOWNSHIP

Daniel L Leonard et ux to Jonathan R Angel et ux, Tract, \$190,000. (7-10-18)

PERRY TOWNSHIP

Larry D Frazee to Jason K McCord, 12.365 Acres, \$12,065. (7-9-18)

RICHHILL TOWNSHIP

Richard Kiger Jr to Stone Hill Minerals Holdings LLC, 2 Tracts O&G, \$425,000. (7-6-18)

CNX Land LLC to Flynn-Maloy Rentals LLC, 2 Lots, \$32,000. (7-10-18)

CNX Land LLC to Flynn-Maloy Rentals LLC, 2 Lots, \$60,000. (7-10-18)

SPRINGHILL TOWNSHIP

Scott A Kilgore to Hilltop Minerals LLC, 26.7 Acres O&G, \$3,810. (7-10-18)

Anne J Kilgore to Hilltop Minerals LLC, 26.7 Acres O&G, \$7,620. (7-10-18)

Mary Ann Bott to Hilltop Minerals LLC, 26.7 Acres O&G, \$3,812. (7-10-18)

WASHINGTON TOWNSHIP

Richard B Robb et ux to John C McNay et ux, Lots 377-378 Waynesburg Lakes, \$3,000. (7-9-18)

CNX Land LLC to Charles E Headley et ux, .5955 Acre, \$7,000. (7-11-18)

WAYNE & WHITELEY TOWNSHIP

Rachel Nan Stenner to Rock Creek Royalty LLC et al, Tracts O&G, \$12,470. (7-9-18)

WAYNESBURG BOROUGH

Trenton J Phillips et ux to Kendra M Allen, Lot Illig Addition, \$113,000. (7-9-18)

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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

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

THIRD 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

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SHERIFF'S SALE

**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.

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

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

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.

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**

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

BRIAN A. TENNANT, SHERIFF
Greene County, Pennsylvania