

# 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. XXXVII, No. 52**

**September 19, 2019**

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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.:  
September 23, September 25 and September 27, 2019

## CRIMINAL

Arraignments: September 23, 2019  
ARDs: October 15, 2019  
ARD Revocations: October 15, 2019  
Parole Violations: October 7, 2019  
Plea Court: October 8 and 9, 2019  
License Suspension Appeals: October 21, 2019  
Argument Court: September 23, 2019

## ORPHANS

Accounts Nisi: October 7, 2019  
Accounts Absolute: October 18, 2019

**SUPREME COURT**  
**SUPERIOR COURT**  
**COMMONWEALTH COURT**

Convenes in Pgh.: October 15-18, 2019  
Convenes in Pgh.: October 21-25, 2019  
Convenes in Pgh.: October 2-4, 2019

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## **THE GREENE REPORTS**

Owned and published by the GREENE COUNTY BAR ASSOCIATION  
Editor: Kayla M. Sammons  
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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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**

Jessica L. Phillips, President  
Christopher M. Simms, Vice-President  
Cheryl Cowen, Secretary  
Timothy M. Ross, Treasurer  
Christine N. Nash, Ex-Officio

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## ARGUMENTS

Argument Court: October 13, 2019

## CIVIL

Domestic Relations Contempts:  
September 23, 2019  
Domestic Relations Appeals  
September 23, 2019

## JUVENILE

Plea Day: October 17, 2019

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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.

### **CARMICHAELS BOROUGH**

Michelle Reynolds, et ux., to Charles M. Gasti, et ux., Lot, \$9,500.00 (9-17-19)

### **CENTER TOWNSHIP**

Lana J. Sollars, et ux., to Contura Pennsylvania Land LLC, 1 Acre, Coal, \$1,000.00 (9-18-19)  
James F. Lindstrom to Ridgetop Appalachia LLC, 27 Acres, O&G, \$240,300.00 (9-18-19)  
Bernard W. Phillips to Contura Pennsylvania Land LLC, 1 Are, Coal, \$1,000.00 (9-19-19)  
Herbert G. Morris, et ux., to Pikewood Energy Corporation, 36 Acres, O&G, \$2,500.00 (9-19-19)

### **CUMBERLAND TOWNSHIP**

Crystal Martin, et al., to Ashley Rush, Lots in Colonial Heights Addition, \$147,500.00 (9-13-19)

Thomas James Robertson Estate, et al., to David Reid, et ux., Tract, \$3,500.00 (9-16-19)  
Lewis O. Hopkin, et ux., to Eva Marie Popielarczyk, Lots 107-108 & Lot 318 in Crucible Plan, \$40,362.00 (9-17-19)

### **CUMBERLAND & JEFFERSON TOWNSHIPS**

CNX Land LLC to David R. Benamati, 9.24 Acres, \$55,000.00 (9-18-19)

### **FRANKLIN TOWNSHIP**

Roger Evans, et ux., to Pikewood Energy Corporation, 2 Tracts, O&G, \$24,500.00 (9-13-19)  
Dwight L. Headley to Carnival Properties LLC, 1 Acre, \$30,000.00 (9-16-19)

### **FREEPORT TOWNSHIP**

Jeffrey Lee Kozart Estate, et al., to Marsha Keener, 3 Lots, \$7,000.00 (9-19-19)

### **FREEPORT & SPRINGHILL TOWNSHIPS**

John Thomas Barger to Three Rivers Royalty LLC, 6 Tracts, O&G, \$25,333.35 (9-17-19)

### **GREENE TOWNSHIP**

John R. Morris, et ux., to Greylock Pipeline LLC, R/W, \$81,757.00 (9-16-19)  
Joy Lynne Miller Estate, et al., to Tracy L. Harper, 1.11 Acres, \$115,000.00 (9-19-19)

### **JEFFERSON TOWNSHIP**

CNX Land LLC to Louis Balazick, 2.3805 Acres, \$41,500.00 (9-18-19)  
CNX Land LLC to Timothy Swink, et ux., .3444 Acre, \$1,100.00 (9-18-19)  
Bonnie Sue Davis to Keith Gatrell, .5412 Acres, Lot 10 in Szyoka Plan, \$180,000.00 (9-19-19)

### **MONONGAHELA TOWNSHIP**

William L. Kovach, et ux., to Travis Neely, et al., 1.0017 Acres, \$52,500.00 (9-18-19)

### **MORGAN TOWNSHIP**

Herman J. Ross, et ux., to Carol Christen, .287 Acres, \$200.00 (9-13-19)  
Carol Christen to Herman J. Ross, et ux., Lot, \$200.00 (9-13-19)  
Brandon H. Barna to Bobbi Jean Hopes, Lot 802 in Mather Plan, \$32,032.00

### **PERRY TOWNSHIP**

Pikewood Energy Corporation to Stone Hill Minerals Holdings LLC, 139.944 Acres, O&G, \$85,519.50 (9-13-19)  
Deneta Jo Sargent, et ux., to Pikewood Energy Corporation, 30.403 Acres, O&G, \$11,500.00 (9-13-19)  
Abbie Francis, et al., to Cody Phillips, et ux., Tract, \$6,500.00 (9-19-19)

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## RICHHILL TOWNSHIP

Lori D. Toland, et ux., to Pikewood Energy Corporation, 70.4 Acres, O&G, \$8,333.32 (9-13-19)

Harold James Thompson to Amy Orum, Tract, \$8,000.00 (9-17-19)

## SPRINGHILL TOWNSHIP

Heidi Jo Wise to Mitchell Irrevocable Grantor Trust, 55 Acres, \$60,000.00 (9-17-19)  
Gerald M. Kiger to Charles Ralph Adamson, et ux., 37.12 Acres, \$38,600.00 (9-19-19)

## WAYNESBURG BOROUGH

McNay Rentals L P, et al., to Farley Toothman, Lots 164 and 165, \$20,000.00 (9-16-19)  
Mitchell E. Wood, et ux., to Jimmy Ostrander, et ux., 2 Tracts, \$135,000.00 (9-17-19)  
Shelby L. George to Jeanette Lindsay, Lot, \$20,000.00 (9-18-19)

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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

BRUMLEY, MARCIA GUGLIOTTA

Late of Dilliner, Greene County, Pennsylvania

Co-Administrators: Christopher A. Brumley and Deana C. Brumley, 200 Capitol

Street, Charleston, WV 25301

Attorney: Robert C. James, Esquire, 1225 Market Street, Wheeling, WV, 26003

### THIRD PUBLICATION

CLARK, JOHN R.

Late of Franklin Township, Greene County, Pennsylvania

Executor: Scott R. Cole, c/o Chambers & Pratt, P.C., 223 East High Street,

Waynesburg, PA 15370

Attorney: Jessica L. Phillips, Esquire, Chambers & Pratt, P.C., 223 East High Street,

Waynesburg, PA 15370

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## LEGAL NOTICE

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IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA  
CIVIL DIVISION

IN RE: NATALIE RAE WILSON )  
)

Misc. 53, 2019

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TO BE KNOWN AS: )  
NATALIE RAE WALLS )

## NOTICE OF NAME CHANGE

NOTICE IS HEREBY GIVEN that on May 23, 2019, a Petition was filed by Brandon K. Meyer, Esquire as Counsel for Petitioner in the above-styled Court requesting an Order to change the Petitioner's name from NATALIE RAE WILSON to NATALIE RAE WALLS.

The Court has fixed the date of October 7, 2019 at 9:00 A.M. in courtroom No. 1 of the Greene County Courthouse, Waynesburg, Pennsylvania, as the time and place for the Hearing on said Petition when any interested party may appear and show cause, if any, why the request of the Petitioner should not be granted.

Court Administrator, Law Library  
Greene County Courthouse  
Waynesburg, PA 15370  
(724) 852-5237

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## SHERIFF'S SALE

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

**No. ED-58-2019 AD-405-2018**

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, OCTOBER 4, 2019  
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.

PNC Bank, National Association, Successor by Merger to National City Mortgage A Division of National City Bank

v.

John D. Childs

Jamie L. Childs

Owner(s) of property situate in the CUMBERLAND TOWNSHIP, GREENE County, Pennsylvania, being 470 North Eighty-Eight Road, Carmichaels, PA 15320

Parcel No. 05-02-138-B, 05-02-138-C

Improvements thereon: RESIDENTIAL DWELLING

Judgment Amount: \$106,019.88

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PROPERTY ADDRESS: 470 North Eighty-Eight Rd, Carmichaels, PA 15320

UPI/ TAX PARCEL NUMBER: 05-02-138-B, 05-02-138-C

**Seized and taken into execution to be sold as the property of JOHN D CHILDS, JAMIE L CHILDS in suit of PNC BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO NATIONAL CITY MORTGAGE A DIVISION OF NATIONAL CITY BANK.**

**Attorney for the Plaintiff:**

Phelan Hallinan Diamond & Jones, LLP

**MARCUS SIMMS, Acting 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. ED-45-2019 AD-290-2019**

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, OCTOBER 4, 2019**

**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.

Louis A. Fisher

ALL THAT CERTAIN lot or parcel of land situate in Jefferson Township, Greene County, Pennsylvania, bounded and described as follows:

CONTAINING an area of 2.8907 acres and having a frame dwelling and outbuilding erected thereon.

This conveyance is made subject to all the reservations, restrictions, and conditions contained in Deed from Emerald Lane Company recorded in Deed Book Vol. 413, Page 43.

FOR INFORMTIONAL PURPOSES ONLY: Being known as 1388 North Eighty-Eight Road f/k/a RD1 Box 91, Clarksville, PA 15322.

PROPERTY ADDRESS: 1388 North Eighty-Eight Rd. f/k/a RD 1 Box 91, Clarksville, PA 15322

UPI/ TAX PARCEL NUMBER: 15-01-149

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

**Attorney for the Plaintiff:**

Sharpio & DeNardo, LLC  
King of Prussia, PA 610-278-6800

**MARCUS SIMMS, Acting 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. ED-52-2019 AD-427-2019**

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, OCTOBER 4, 2019**

**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.

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Vs.

William A. Ross, Jr. and Vicki Ross

ALL THAT CERTAIN LOT OR PIECE OF GROUND SITUATE IN THE TOWNSHIP OF CUMBERLAND, COUNTY OF GREENE AND COMMONWEALTH OF PENNSYLVANIA. BEING MORE FULLY DESCRIBED IN DEED BOOK 0176 PAGE 0725 INSTRUMENT NO. 9700003866, DATED 09/25/1997, RECORDED 10/08/1997, IN THE GREENE COUNTY RECORDER OF DEEDS. ADDRESS: 326 NEMACOLIN WAY, CARMICHAELS, PA 15320. PARCEL NO. 05-14-117

PROPERTY ADDRESS: 326 Nemacolin Way, Carmichaels, PA 15320

UPI/ TAX PARCEL NUMBER: 05-14-117

**Seized and taken into execution to be sold as the property of WILLIAM ROSS, JR, VICKI ROSS in suit of NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING.**

**Attorney for the Plaintiff:**

Stem & Eisenberg, PC  
Warrington, PA 215-572-8111

**MARCUS SIMMS, Acting Sheriff**

**Greene County, Pennsylvania**