

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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June 6, 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.:
June 10, June 12 & June 14, 2019

CRIMINAL

Arraignments: June 10, 2019
ARDs: June 10, 2019
ARD Revocations: June 10, 2019
Parole Violations: June 17, 2019
Plea Court: June 11 and 12, 2019
License Suspension Appeals: June 17, 2019
Argument Court: June 24, 2019

ORPHANS

Accounts Nisi: June 3, 2019
Accounts Absolute: June 13, 2019

SUPREME COURT

SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: October 15-18, 2019

Convenes in Pgh.: June 21-17, 2019

Convenes in Pgh.: October 2-4, 2019

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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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DEED TRANSFERS

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

CENTER TOWNSHIP

Lawrence Spring to VES Land LLC, 202 acres O&G, \$2,250.00 (6-6-19)

FRANKLIN TOWNSHIP

James B. Wallace to Oak Ridge Resources, LLC, 34 acres O&G, \$3,210.00 (6-4-19)

MORGAN AND JEFFERSON TOWNSHIPS

Christian McDaniel to Second Street Trust, 2 Lots, \$5,000.00 (6-6-19)

RICES LANDING BOROUGH

Warren E. Christopher, et ux, to David P. Venen, Boro Lot, \$20,216.40 (5-31-19)

David B. Sisler, et al, to Sharon K. Wallach, et ux, Lots 379-380 & 383 Bayard, \$1,302.40 (6-3-19)

RICHHILL TOWNSHIP

Steven J. Hamilton, et al, to Ojeda AD4 LLC, Tracts O&G, \$52,854.00 (6-6-19)

SPRINGHILL TOWNSHIP

David A. True to Oak Ridge Resources LLC, 230.75 acres O&G, \$26,915.00 (6-4-19)

Brenda Tester to Royalty Buyers Holding Company LP, 3 Tracts O&G, \$70.00 (6-6-19)

Mariner Revocable Living Trust, et al, to Royalty Buyers Holding Company LP, 3 Tracts O&G, \$900.00 (6-6-19)

Jerry Lancaster to Royalty Buyers Holding Company LP, 3 Tracts O&G, \$900.00 (6-6-19)

WHITELEY TOWNSHIP

William Stanford Mooney, et al, to Beta Energy Partners LLC, et al, 214.56 O&G, \$165,922.75 (6-6-19)

WAYNESBURG BOROUGH

Betty Duvall Estate by Acting Sheriff, et al to Trakken Properties LLC, Sherriff's Deed, Lot, \$59,866.00 (6-5-19)

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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

COODE, MARY ELIZABETH

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Mary John Doman, P.O. Box 134, Washington, PA 15301
Attorney: Lisa J. Buday, Esquire, P.O. Box 488, California, PA 15419

FILER, MARY ANN

Late of Franklin Township, Greene County, Pennsylvania
Co Executrices: Tonya Filer Patton, 433 Patterson Run Road, Waynesburg, PA 15370
and Tammy Filer Bryan, 187 Orchard Road, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

GUSEMAN, JR., HAROLD C. a/k/a HAROLD C. GUESMAN

Late of Rices Landing Borough, Greene County, Pennsylvania
Executrix: Debra G. Haring, 239 Eaton Run Road, Jefferson, PA 15344
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

HILDRETH, ALICE M.

Late of Sycamore, Pennsylvania, Greene County, Pennsylvania
Executor: Alfred C. Hildreth, 177 Deerlick Station Road, Graysville, PA 15337
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

MORRIS, ARLENE R.

Late of Greensboro Borough, Greene County, Pennsylvania
Personal Representative: c/o Davis & Davis Law Offices, Gary J. Frankhouser, Esquire, 107 East Main Street, Uniontown, PA 15401
Attorney: Gary J. Frankhouser, Esquire, 107 East Main Street, Uniontown, PA 15401

YORKO, GLENN W.

Late of Morgan Township, Greene County, Pennsylvania
Executrix: Darlene Wise, 140 Smithfield Street, Jefferson, PA 15344
Attorney: Dennis M. Makel, Esquire, Makel & Associates, LLC, 98 East Maiden Street, Washington, PA 15301

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THIRD PUBLICATION

AIRES, MARY JO

Late of Perry Township, Greene County, Pennsylvania
Administrator: Drew Joseph Aires, 328 Mt. Morris Road, Waynesburg, PA 15370
Attorney: Matthew D. Rak, Esquire, 525 William Penn Place, 28th Floor, Pittsburgh, PA 15219

GUTHRIE, ROGER FRANKLIN

Late of Cumberland Township, Greene County, Pennsylvania
Administratrix: Starr E. Guthrie, 22 Route 21 MHP, Carmichaels, PA 15320
Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

NIEDHAMMER, MARTHA E. a/k/a MARTHA EVELYN NIEDHAMMER

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Linda Corbett, 1915 Hazen Richardsville Road, Brookville, PA 15825
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

FRYE, HELEN W.

Late of Jackson Township, Greene County, Pennsylvania
Executor: Timothy M. Frye, 700 Rolling Meadows Road, Waynesburg, PA 15370
Attorney: Brandon Meyer, Esquire, 76 N. Richhill Street, Waynesburg, PA 15370

HILL, GLORIA JEAN a/k/a JEANIE HILL

Late of Monongahela Township, Greene County, Pennsylvania
Executrix: Annetta Shaffer, 156 Liveeasy Road, Carmichaels, PA 15320
Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

LEGAL NOTICE

**IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY,
PENNSYLVANIA
ORPHAN'S COURT DIVISION
IN RE: TYLER GUMP
CHILD OF SSHAWNA JEFFRIES AND AN UNKNOWN FATHER
NO. 63-19-0549**

Take notice that a Petition for Involuntary Termination of Parental Rights of Shawna Jeffries and An Unknown Father to Tyler Gump will be presented to the Orphans' Court of Washington County, Pennsylvania. Any person wishing to assert his/her parental right should appear in Courtroom No. 6 of the Washington County Courthouse, Washington, Pennsylvania, for a hearing as to the same on June 18, 2019 at 10:00am.

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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 your being present.

You have the right to be represented at the hearing by an attorney. You should take this notice to your attorney at once. If you do not have an attorney or can not afford representation, contact the Southwestern Pennsylvania Legal Aid Society, 10 West Cherry Avenue, Washington, Pennsylvania, 15301, (724) 225-6170, to find out where you can obtain legal help.

SHERIFF'S SALE

NOTICE OF SHERIFF'S SALE
IN THE COURT OF COMMON PLEAS
OF GREENE COUNTY, PENNSYLVANIA
NO. AD-838-2018

WELLS FARGO BANK, N.A.

Vs.

CARL BROWN A/K/A CARL SCOTT BROWN A/K/A SCOTT BROWN A/K/A CARL L. BROAN, IN HIS CAPACITY AS HEIR OF MILDRED L. MINOR A/K/A MILDRED LORRAINE MINOR A/K/A MILDRED LORRAINE BROWN MINOR, DECEASED, TIMOTHY BROWN, IN HIS CAPACITY AS HEIR OF MILDRED L. MINOR A/K/A MILDRED LORRAINE MINOR A/K/A MILDRED LORRAINE BROWN MINOR, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MILDRED L. MINOR A/K/A MILDRED LORRAINE MINOR A/K/A MILDRED LORRAINE BROWN MINOR, DECEASED

NOTICE TO: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MILDRED L. MINOR A/K/A MILDRED LORRAINE MINOR A/K/A MILDRED LORRAINE BROWN MINOR, DECEASED

NOTICE OF SHERIFF'S SALE OF REAL PROPERTY

Being Premises: 239 2ND STREET, MATHER, PA 15346
Being in MORGAN TOWNSHIP, County of GREENE, Commonwealth of Pennsylvania, 17/11/335//

Improvements consist of residential property.

Sold as the property of CARL BROWN A/K/A CARL SCOTT BROWN A/K/A SCOTT BROWN A/K/A CARL L. BROAN, IN HIS CAPACITY AS HEIR OF MILDRED L. MINOR A/K/A MILDRED LORRAINE MINOR A/K/A MILDRED LORRAINE BROWN MINOR, DECEASED, TIMOTHY BROWN, IN HIS CAPACITY AS HEIR OF MILDRED L. MINOR A/K/A MILDRED LORRAINE MINOR A/K/A MILDRED LORRAINE BROWN MINOR, DECEASED AND UNKNOWN HEIRS, SUCCESSORS, ASSIGNS, AND ALL PERSONS FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MILDRED L. MINOR A/K/A MILDRED LORRAINE MINOR A/K/A MILDRED LORRAINE BROWN MINOR, DECEASED

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Your house (real estate) at 239 2ND STREET, MATHER, PA 15346 is scheduled to be sold at the Sheriff's Sale on 07/26/2019 at 10:00am, at the GREENE County Courthouse, 10 East High Street, Suite 106, Waynesburg, PA 15370, to enforce the Court Judgment of \$41,726.38 obtained by WELLS FARGO BANK, N.A. (the mortgagee), against the above premises.

PHELAN HALLINAN DIAMOND & JONES, LLP
Attorney for the Plaintiff

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-29-2019 AD-852-2018

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, June 21 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 MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION; ET SEQ.
VS
MATTHEW BARGERSTOCK, ANDREA BARGERSTOCK AKA ANDREW BEAUPRE; ET AL.

All those two (2) certain pieces of parcels of land situate in the Township of Cumberland, County of Greene and Commonwealth of Pennsylvania being bounded and described as 461 South Eighty Eight Road, Carmichaels, PA 15320.

TAX PARCEL: 05-16-413 & 05-07-178

PROPERTY ADDRESS: 461 South Eighty Eight Road, Carmichaels, PA 15320

UPI / TAX PARCEL NUMBER: 05-16-413

Seized and taken into execution to be sold as the property of MATTHEW A. BARGERSTOCK, ANDREA BARGERSTOCK AKA ANDREA BEAUPRE in suit of PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION.

Attorney for the Plaintiff:
KML Law Group, P.C.
Philadelphia, PA 215-627-1322

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

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SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-31-2019 AD-362-2018**

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, June 21 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.

First Federal Savings and Loan Association of Greene County
vs
Jeffrey Lee Vanata a/k/a Jeffrey L. Vanata and Codi L. Vanata

All that certain tract of land situate in Monongahela Township, Greene County, Pennsylvania, having erected a one unit, split level, vinyl siding home with an address of 381 Donham Road, Greensboro, PA 15338. This tract is assessed for tax purposes as Greene County Tax Map Number 16-04-117-D.

PROPERTY ADDRESS: 381 Donham Road, Greensboro, PA 15338

UPI / TAX PARCEL NUMBER: 16-04-117D

Seized and taken into execution to be sold as the property of JEFFREY LEE VANATA A/K/A JEFFREY L. VANATA, CODI M. VANATA in suit of FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENE COUNTY.

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

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-30-2019 AD-494-2018**

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, June 21 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

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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.

Pennsylvania Housing Finance Agency
vs
Robert L. Patterson and Elizabeth A. Patterson

Situate in the Village of Mather, Twp of Morgan, Cty of Greene and Cmwltth of PA. HET a/k/a 614 Sixth Street, Mather, PA 15346. Tax Parcel No. 17-10-240.

BEING the same premises which Glenn R. Tennant, Jr. and Shirley M. Tennant, Husband and Wife, by deed dated October 5, 2016 and recorded on October 6, 2016 in the Greene County, Pennsylvania, Recorder of Deeds Office in Deed Book Volume 494, Page 2479, granted and conveyed unto Robert L. Patterson and Elizabeth A. Patterson, Husband and Wife.

PROPERTY ADDRESS: 614 Sixth Street, Mather, PA 15346

Seized and taken into execution to be sold as the property of ROBERT L. PATTERSON, ELIZABETH A. PATTERSON in suit of PENNSYLVANIA HOUSING FINANCE.

Attorney for the Plaintiff:
Vitti Law group Incorporated
Oakmont, PA 412-281-1725

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-17-2019 AD-647-2018**

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, June 21 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.

Wells Fargo Bank, N.A. as indenture Trustee for MSCC HELOC Trust 2007-1 c/o Specialized Loan Servicing, LLC

vs
Edith E. Glendenning; Unknown Spouse of Edith E. Glendenning; John W. Glendenning A/K/A John W. Glendenning, Jr.

ALL THAT CERTAIN lot or piece of land with the buildings and improvements thereon erected, Situate in the Morgan Township, County of Greene and State of Pennsylvania, bounded and described as follows:

BEING the same land and premises more particularly described in Deed Book 638, Page 675.

BEING premises commonly known as 64 Greene Street, Clarksville, PA 15322, and also known as Road 1 Pox 195 B, Clarksville, PA 15322.

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BEING Tax Parcel 17-08-213.

BEING the same premises which became vested in John W. Glendenning and Edith E. Glendenning, husband and wife, by deed from David M. Knepp and Kristine K. Knepp, his wife, dated 8/4/1979, recorded 8/31/1979, in the Greene County Clerk/Register's Office in Deed Book 638, Page 675.

PROPERTY ADDRESS: 64 Greene Street, Clarksville, PA 15322

UPI / TAX PARCEL NUMBER: 17-08-213

Seized and taken into execution to be sold as the property of EDITH E. GLENDENNING, JOHN W. GLENDENNING, UNKNOWN SPOUSE OF EDITH E. GLENDENNING in suit of WELLS FARGO, N.A. AS INDENTURE TRUSTEE FOR MSCC HELOC TRUST 2007-1 C/O SPECIALIZED LOAN SERVICING LLC.

Attorney for the Plaintiff:
Greenspoon Marder LLP
Fort Lauderdale, FL

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania