

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. 39

June 20, 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 24, June 26 & June 28, 2019

CRIMINAL

Arraignments: June 24, 2019
ARDs: June 10, 2019
ARD Revocations: July 8, 2019
Parole Violations: July 1, 2019
Plea Court: July 9 and 10, 2019
License Suspension Appeals: August 19, 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 17-21, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ARGUMENTS

Argument Court: July 14, 2019

CIVIL

Domestic Relations Contempts:
June 24, 2019
Domestic Relations Appeals
June 24, 2019

JUVENILE

Plea Day: June 20, 2019

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DEED TRANSFERS

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

CUMBERLAND TOWNSHIP

Stephen M. Monroe, et ux, to Stephanie F. Housel, 2 Tracts, \$121,900.00 (6-17-19)
James R. Vogel, et ux, to Sheldon Zupper, et ux, Tract, \$237,000.00 (6-18-19)
Brian Steinmiller, et ux, to Lynn L. Corl, III, Lot 415 Nemacolin, \$5,000.00 (6-19-19)

FRANKLIN TOWNSHIP

David C. Policz, et al, to Three Rivers Royalty LLC, 115 acres O&G, \$469,330.31 (6-17-19)
Vickey L. Alfred, et ux, to Christina Deible, .376 acres, \$212,000.00 (6-18-19)
Virgil E. Simmons Estate, et al, to Cody L. Lancaster, 7.778 acres, \$115,000.00 (6-18-19)

FREEPORT TOWNSHIP

Mary Ann Anderson to Three Rivers Royalty LLC, 27.443 acres O&G, \$18,524.03 (6-17-19)

GILMORE TOWNSHIP

Chloe C. Hatcher to Bluejay Acquisition Partners LP, 51.78 acres O&G, \$2,160.00 (6-20-19)
Judith Kemp to Bluejay Acquisition Partners LP, 51.78 acres O&G, \$1,440.00 (6-20-19)

GRAY TOWNSHIP

Karen Sue Campbell to James K. Muir, et ux, Lot, \$75,000.00 (6-14-19)

JEFFERSON TOWNSHIP

John W. Pochron Sr. Estate, et al, to John W. Pochron, Jr., et ux, 3.430 acres, \$40,000.00 (6-20-19)

RICHHILL TOWNSHIP

Kimberly S. Cardella, et al, to Consol Pennsylvania Coal Co LLC, 48.75 acres, \$650,000.00 (6-18-19)

SPRINGHILL TOWNSHIP

John C. Gibson, Jr., et al, to Mingo Creek Minerals LLC, Tracts O&G, \$45,000.00 (6-14-19)
Elizabeth L. Testerman to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$100.00 (6-20-19)

Charles R. Lough to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$100.00 (6-20-19)
Carol McCourry to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$800.00 (6-20-19)
Judy Bedillion, et al, to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$170.00 (6-20-19)
James L. Lough to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$100.00 (6-20-19)
Paul D. Lough to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$100.00 (6-20-19)
Steven A. Testerman to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$100.00 (6-20-19)
Donna Lou Williams to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$100.00 (6-20-19)
Ralph J. Ferrara to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$200.00 (6-20-19)
Cindy Lou Jones to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$100.00 (6-20-19)
Renee Ann Ferrara to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$100.00 (6-20-19)
Suzanne Gastineau to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$400.00 (6-20-19)
Judith Govereau to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$2,000.00 (6-20-19)
Brent Glover to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$400.00 (6-20-19)
Carol A. Biehl to Bluejay Acquisition Partners LP, 47.21 acres O&G, \$100.00 (6-20-19)

WASHINGTON TOWNSHIP

Eileen McCullough Brummage, et al, to Gerald L. Patton, et ux, 17.327 acres, \$249,000.00 (6-14-19)

WAYNE TOWNSHIP

Lois E. Bowlen to Oak Ridge Resources LLC, 129.52 acres O&G, \$37,775.50 (6-17-19)

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Katherine B. Patterson to Oak Ridge Resources LLC, 129.52 acres O&G, \$75,551.00 (6-17-19)
James Higgins, et ux, to Oak Ridge Resources LLC, 129.52 acres O&G, \$37,775.00 (6-17-19)
John E. Nuccetelli, et ux, to Oak Ridge Resources LLC, 129.52 acres O&G, \$50,368.50 (6-17-19)

Matthew Saska, et ux, to Oak Ridge Resources LLC, 129.52 acres O&G, \$75,551.00 (6-17-19)
Gregory K. Shriver, et ux, to Oak Ridge Resources LLC, 129.52 acres O&G, \$18,886.00 (6-17-19)

Joseph W. Higgins, et ux, to Oak Ridge Resources LLC, 129.52 acres O&G, \$37,775.50 (6-17-19)

Jason Scott Shriver, et ux, to Oak Ridge Resources LLC, 129.52 acres O&G, \$18,886.00 (6-17-19)

Joyce A. Lantz, et al, to Ridgetop Appalachia LLC, 42.5022 acres O&G, \$488,775.30 (6-17-19)

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

MARTIN, PAUL J.

Late of Bobtown, Greene County, Pennsylvania

Executor: Joel D. Martin, C/O Bernadette Tummons, Esquire, P.O. Box 727,

Uniontown, PA 15401

Attorney: Bernadette K. Tummons, Esquire, P.O. Box 727, Uniontown, PA 15401

GROOMS, WILLIAM K.

Late of Franklin Township, Greene County, Pennsylvania

Administratrix: Sharon Patterson, 561 Pisgah Ridge Road, Waynesburg, PA 15370

Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

WATREAS, DONALD JOHN, a/k/a DONALD J. WATREAS, a/k/a, DONALD WATREAS

Late of Waynesburg, Greene County, Pennsylvania

Executrix: Tracy L. Phillips, C/O Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

Attorney: Cheryl Catherine Cowen, Esquire, 769 Lippencott Road, Waynesburg, PA 15370

SECOND PUBLICATION

DEBUTZ, ELIZABETH LUCILLE

Late of Waynesburg Borough, Greene County, Pennsylvania

Executrix: Michelle Williams, 548 Race Street, Waynesburg, PA 15370

Attorney: Jeffry N. Grimes, Esquire, 77 South Washington Street, Waynesburg, PA 15370

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KINSTLICH, ROBERT CHARLES

Late of Carmichaels, Greene County, Pennsylvania

Executrix: Nicole L. Popielarcheck, a/k/a Nicole Lynn Kinstlich, 173 Clare Drive, Washington, PA 15301

Attorney: Susan M. Key, Esquire, Peacock Keller, LLP, 70 East Beau Street, Washington, PA 15301

MAY, RICHARD STANLEY

Late of Franklin Township, Greene County, Pennsylvania

Executrix: Crystal Wheeler, 231 Locust Avenue, Houston, PA 15342

Attorney: None

WHIPKEY, FAYE K.

Late of Wayne Township, Greene County, Pennsylvania

Executrix: Kathy McClure, 503 Bowlby Street, Waynesburg, PA 15370

Attorney: Timothy N. Logan, Esquire, 54 N. Richhill Street, Waynesburg, PA 15370

THIRD 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

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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

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