

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. 38

June 13, 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 17, June 19 & June 21, 2019

CRIMINAL

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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.

ALEPPO TOWNSHIP

Dennis P. McCullough to VES Land LLC, 72.73 acres O&G, \$1,600.00 (6-13-19)

CARMICHAELS BOROUGH

Ryan Gillogly, et ux, to Stephen J. Deynzer, et ux, Lot 164 Robert W. Mummell Plan, \$150,600.00 (6-10-19)

Robert J. Delansky, et ux, to Charles D. Baker, Tract, \$2,500.00 (6-12-19)

CUMBERLAND TOWNSHIP

Robert L. Kerrish to Darren P. Crouse, et ux, 15.549 acres, \$85,000.00 (6-13-19)

DUNKARD TOWNSHIP

David A. Kovach to Racheal Huggins, Tract, \$29,000.00 (6-7-19)
George R. Eberhart, et ux, to DANA Mining Company of PA LLC, Agreement, \$5,200.00 (6-10-19)

DEL-SKY LLC to Mark Gaskill, 8.58 acres, \$2,500.00 (6-11-19)

JACKSON TOWNSHIP

Dale D. Stephan by Atty in Fact, et al, to Rock Creek Royalty, LLC, et al, 110.70 acres O&G, \$5,535.00 (6-7-19)
Martha W. McMillen to EQM Poseidon Midstream LLC, R/W 103.15 acres, \$109,800.00 (6-7-19)

H. Victor Penn to Three Rivers Royalty, LLC, 17 acres O&G, \$42,500.00 (6-7-19)
Pamela R. Barrow, et ux, to Three Rivers Royalty, LLC, 17 acres O&G, \$42,500.00 (6-7-19)
Judith A. Thomas to VES Land LLC, et al, 75 acres O&G, \$16,291.67 (6-13-19)

JEFFERSON TOWNSHIP

Jason E. Rolls to R. Bruce Dehaas, et al, Lot 12 Braden Farm Plan, \$48,000.00 (6-12-19)
Shelva J. Clutter by POA, et al, to Kuris J. Gatrell, et al, 2 Tracts, \$175,000.00 (6-13-19)

MONONGAHELA TOWNSHIP

Wally W. Jackson to Megan L. Wells, Lots 41 & 42 Parcel D Plan, \$75,000.00 (6-10-19)

JEFFERSON TOWNSHIP

Craig Bessinger, et al, to Anthony M. Mathias, Lot 110 Fair Ground Addition, \$113,900.00 (6-11-19)
Carl A. Barchiesi Estate, et al, to Ronald E. Shaffer, Jr, et ux, 3.701 acres, \$55,000.00 (6-11-19)

MORGAN TOWNSHIP

Christine Conrad, et al, to Ian W. Wolfe, et ux, Lot 133 Mather Plan, \$55,000.00 (6-11-19)

MORRIS TOWNSHIP

VES Holding, LLC to Matthew A. Pasquinnelli, 220 acres O&G Minerals, \$2,500.00 (6-7-19)
Dorothy M. Kron to Conrhein Coal Company, et al, .25 acres Coal, \$1,000.00 (6-12-19)
Jo Ellen Slider, et ux, to Conrhein Coal Company, et al, .25 acres Coal, \$1,000.00 (6-12-19)

PERRY TOWNSHIP

James Lawson, et al, to BETA Energy Partners LLC, 43 acres O&G, \$48,000.00 (6-13-10)

RICHHILL TOWNSHIP

Roger C. Weekly, et al, to CNX Midstream Devco I LP, R/W, \$24,000.00 (6-7-19)

SPRINGHILL TOWNSHIP

Mary Lydia Pletz, et ux, to AMP IV LP, 3.96 acres Minerals, \$35,014.72 (6-10-19)

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SPRINGHILL AND JACKSON TOWNSHIPS

Emma Mary Taylor by POA, et al, to EQM Poseidon Midstream, LLC, R/W, \$91,104.00 (6-7-19)

WAYNE TOWNSHIP

David F. Pollock, et ux, to EQM Gathering OPCO LLC, R/W, \$83,124.00 (6-10-19)

Robert B. Baily to EQM Gathering OPCO LLC, R/W, \$8,000.00 (6-10-19)

Tim V. Chapman to Ridgetop Appalachia LLC, 17.227 acres O&G, \$120,589.00 (6-12-19)

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

DEBUTZ, ELIZABETH LUCILLE

Late of Waynesburg Borough, Greene County, Pennsylvania

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

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

15370

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

SECOND 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

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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

FICTITIOUS NAME

An application for registration of the fictitious name Shell and Swine, 272 Duff Street, PO Box 475, Bobtown, PA 15315 has been filed in the Department of State at Harrisburg, PA, File Date 08/16/2018 pursuant to the Fictitious Name Act, Act 1982-295. The name and address of the person who is a party to the registration is Bobtown Manufacturing Company, 272 Duff Street, PO Box 475, Bobtown, PA 15315.

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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

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

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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

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.

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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 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 Cmwlth 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.

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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.

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.

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

MARCUS SIMMS, Acting Sheriff
Greene County, Pennsylvania