

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 27, 2024



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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 Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
July 1 and 3, 2024

CRIMINAL

Arraignments: July 1, 2024
ARDs: July 11, 2024
ARD Revocations: July 8, 2024
Parole Violations: July 1, 2024
Plea Court: July 9-11, 2024
License Suspension August 20, 2024
Argument Court: July 22, 2024

ORPHANS

Accounts Nisi: July 8, 2024
Accounts Absolute: July 18, 2024

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: October 7-10, 2024
Convenes in Pgh.: July 9-10, 2024
Convenes in Pgh.: October 7-11, 2024

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Timothy M. Ross, President
Adam J. Belletti, Vice-President
John R. Headley, Secretary
Lukas B. Gatten, Treasurer
Christopher M. Simms, Ex-Officio

ARGUMENTS

Argument Court: July 10, 2024

CIVIL

Domestic Relations Contempts: July 30, 2024
Domestic Relations Appeals: July 30, 2024

JUVENILE

Plea Day: July 18, 2024

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Richard P. Lohr to EQT Production Company, 28.59 Acres, O&G, \$2,680.31 (6-20-24)

CUMBERLAND TOWNSHIP

Cumberland-Greene Development INC to 169 Green Valley Road INC, 20 Acres, \$151,610.00 (6-24-24)

FRANKLIN TOWNSHIP

Lisa D. Gillogly to Erin E. Kuhns, et ux., Lots 21-22 Oak Ridge Plan, \$255,000.00 (6-24-24)
Thomas K. Rohanna, et ux., to Romesburg Holdings LLC, .05 Acre, \$98,000.00 (6-25-24)

FREEPORT TOWNSHIP

Zachary A. Debolt to Wyatt Tedrow, .65 Acre, \$17,250.00 (6-24-24)

GILMORE TOWNSHIP

James U. Roberts, Sr., Estate, et ux., to EQT Production Company, 135.231 Acres, O&G, \$12,521.40 (6-20-24)

JACKSON AND FRANKLIN TOWNSHIPS

830 Club Drive LLC, et ux., to US Energy Development Corporation, Tracts, O&G, \$81.21 (6-20-24)

Phoenix Realty Partners INC to J&L Welfam Holdings LLC, Tracts, O&G, \$33.68 (6-20-24)

MORGAN TOWNSHIP

Sharon K. Mazutis to Lawrence Hennen, et ux., 2 Tracts, \$157,000.00 (6-21-24)
Tracey A. Ottena to Chad A. Young, et ux., 23.762 Acres, \$440,000.00 (6-21-24)

MORRIS TOWNSHIP

Autumn McIntyre, et al., to Bounty Minerals, LLC, 34.196 Acres, O&G, \$109,917.00 (6-20-24)

Sydney Lee Rogers a/k/a Sidney Lee Rogers to EQT Production Company, 72.01 Acres, O&G, \$18,617.69 (6-20-24)

Scharfenberg Family Trust, et ux., to Divot Energy Consultants LLC, et ux., 39 Acres, O&G, \$4,500.00 (6-24-24)

Elizabeth Stahl to Consol Pennsylvania Coal Company LLC, et ux., 20 Acres, \$125,000.00 (6-25-24)

PERRY TOWNSHIP

Alice Capps to DUC Hunter LLC, et ux., 34.79375 Acres, O&G, \$21,748.00 (6-20-24)
Wesley R. Stahlman to DUC Hunter LLC, et ux., 34.79375 Acres, O&G, \$2,718.50 (6-20-24)
David M. Stahlman to DUC Hunter LLC, et ux., 34.79375 Acres, O&G, \$2,718.50 (6-20-24)
Rowan & Company LLC to Fox Den Property LLC, 2 Lots, Mt. Morris, \$220,000.00 (6-25-24)

RICHHILL TOWNSHIP

CNX Land LLC to Adam Bedillion, et ux., .933 Acre, \$10,000.00 (6-25-24)

RICHHILL, JACKSON, JEFFERSON, WAYNE, CENTER, AND MORGAN TOWNSHIPS

Stone Hill Minerals Holdings LLC to Penroc Oil Corporation, et ux., Tracts, O&G, \$2,420,000.00 (6-21-24)

SPRINGHILL TOWNSHIP

Robert D. Whipkey to EQT Production Company, 20 Acres, O&G, \$5,714.29 (6-20-24)
Robert D. Whipkey to EQT Production Company, 59.6875 Acres, O&G, \$14,390.01 (6-20-24)

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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.

SECOND PUBLICATION

BATES, WILLIAM R. JR.

Late of Morgan Township, Greene County, Pennsylvania
Executor: Robert A. Bates, 166 Center Loop Road, Jefferson, PA 15344
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

DAVIS, KENNETH H.

Late of Morgan Township, Greene County, Pennsylvania
Executor: Terry L. Pyles, 408 Patterson Run Road, Waynesburg, PA 15370
Attorney: Jacob S. Polochak, Esquire, 81 Dutilh Road, Suite 200, Cranberry Twp., PA

16066

LONG, FRANCES ALENE A/K/A ALENE LONG A/K/A FRANCES A. LONG

Late of Perry Township, Greene County, Pennsylvania
Executor: Richard C. Long, 417 Mt. Morris Road, Mt. Morris, PA 15349
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SHAFFER, MARY ANN

Late of Jefferson, Greene County, Pennsylvania
Executrix: Sherri L. Rutherford Warren, 110 Backline Road, Jefferson, PA 15344
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

BEDILION, ARTHUR H. JR. A/K/A ARTHUR H. BEDILION

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Tricha A. Leary, 149 Independent Ridge, Waynesburg, PA 15370
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA

15370

DUKATE, LOREEN A/K/A DORIS LOREEN DUKATE

Late of Waynesburg, Greene County, Pennsylvania
Executrix: Kimberly S. Lee, 175 Mason Ridge Road, Mt. Morris, PA 15349
Attorney: Jessica L. Phillips, Esquire, Phillips & Ross, LLC, 82 West High Street, Waynesburg, PA 15370

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PAES, RONALD C.

Late of Jefferson, Greene County, Pennsylvania
Administrator: Linda Thurby-Paes, 386 Willis Road, Jefferson, PA 15344
Attorney: Timothy B. Kinney, Esquire, 302 W. Otterman Street, Greensburg, PA

15601

WISE, NANCY F. A/K/A NANCY FURMAN WISE

Late of Perry Township, Greene County, Pennsylvania
Co-Executor: Lisa Wise DeNicola, 121 North Auburn Road, Unit 31, Venice, FL

34929

Co-Executor: Scott E. Wise, 55 Kelly Road, Morgantown, WV 26508
Attorney: Eva H. Ahern, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

FIRST AND FINAL ACCOUNT

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON July 8, 2024 FOR NISI CONFIRMATION AND ON July 18, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of Craig Watters, Administrator of the Estate of Landen L. Watters, Deceased.

Attorney: Benjamin Scott Johns, Esquire
Jones, Gregg, Creehan & Gerace, LLP
20 Stanwix Street, Suite 100
Pittsburgh, PA 15222
412-621-6400

LIST OF FIRST AND FINAL ACCOUNTS TO BE PRESENTED TO THE COURT BY CRYSTAL D WALTERS, CLERK OF COMMON PLEAS COURT, ORPHANS' COURT DIVISION ON July 8, 2024 FOR NISI CONFIRMATION AND ON July 18, 2024 FOR FINAL CONFIRMATION.

The First & Final Account of Sierra D. Phillips, Administratrix of the Estate of Deysha L. Hopkins, Deceased, late of Greene County, PA

Attorney: Benjamin Scott Johns, Esquire
Jones, Gregg, Creehan & Gerace, LLP
20 Stanwix Street, Suite 100
Pittsburgh, PA 15222
412-621-6400

LEGAL NOTICE

Nationstar Mortgage LLC,
8950 Cypress Waters Blvd.
Coppell, TX 75019

Plaintiff,

IN THE COURT OF COMMON PLEAS OF
GREENE COUNTY, PENNSYLVANIA

No.: AD 154-2024

vs.

Unknown heirs, successors, assigns and all persons, firms, or associations claiming right, title or interest from or under Richard C. Crofford, deceased mortgagor and owner

113 First Avenue

Rices Landing, PA 15357

Defendant.

NOTICE TO DEFEND

You have been sued in court. If you wish to defend against the claims set forth in the following pages, you must take action within twenty (20) days after this complaint and notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you by the court without further notice for any money claimed in the complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE LISTED BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.

**District Court Administrator
Green County Courthouse
10 E. High Street, Suite 218
Waynesburg, PA 15370
(724) 852-5237**

**Southwestern Pennsylvania Legal Aid Society
63 S. Washington Street
Waynesburg, PA 15370
(724) 627-3127**

Roger Fay, Esq., ID No. 315987
Mehmet Basoglu, Esq., ID No. 329635
Albertelli Law
14000 Commerce Parkway, Suite H
Mount Laurel, NJ 08054
(856) 724-1888 phone
(856) 793-9190 fax
Attorneys for Plaintiff
File No: 23-014734

SHERIFF'S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-17-2024 AD 158-2023**

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 19, 2024
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.

ALL that certain lot of ground situate in Franklin Township, Greene County, Commonwealth of Pennsylvania, being Lot No. 4 in the Colonial Place Plan of Lots, Section 2, which Plan of Lots was duly filed in the Recorder's Office of Greene County, Pennsylvania, on October 13, 1977 in Plan Book 3, page 2.

Map# 0730104, Control# 07-073902

FOR INFORMATIONAL PURPOSES ONLY: Being known as 120 Colonial Drive, Waynesburg, PA 15370

SUBJECT TO any and all oil, gas, methane gas and mineral and/or Marcellus Shale leases, the sale of oil, gas, mineral, methane gas, Marcellus Shale rights, coal and/or mining rights and all rights relating thereto, including but not limited to exploration, development and extraction thereof, building lines, rights-of-way, zoning regulations, building restrictions, reservations, restrictive covenants, easements, rights and obligations, exceptions, encroachments, association fees and/or dues, if any, etc., as the same may be contained in prior instruments of record, set forth in the recorded plan and/or as shown on a survey of the property.

PROPERTY ADDRESS: 120 COLONIAL DRIVE, WAYNESBURG, PA 15370

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UPI/TAX PARCEL NUMBER: 07/30/104

Seized and taken into execution to be sold as the property of SHAYNE K KRAUSE, OCCUPANT, FALLON BLACK in suit of LAKEVIEW LOAN SERVICING, LLC.

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLP

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-18-2024 AD 878-2022

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 19, 2024
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.

THE FOLLOWING PROPERTY SITUATED IN THE TOWNSHIP OF MONONGAHELA, COUNTY OF GREENE, STATE OF PENNSYLVANIA BEING THE SAME PREMISES CONVEYED TO PHILIP J. BANE, A SINGLE MAN, BY DEED DATED OCTOBER 29, 2018, RECORDED OCTOBER 31, 2018, IN BOOK: 519 AND PAGE: 2509; INSTRUMENT: 201800007265

PARCEL ID: 16-17-106

PREMISES BEING: 931 MAPLETOWN ROAD, GREENSBORO, PA 15338

PROPERTY ADDRESS: 931 Mapletown Rd, Greensboro, PA 15338

UPI/TAX PARCEL NUMBER: 16-17-106

Seized and taken into execution to be sold as the property of PHILLIP J BANE in suit of NEW REZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
Pincus Law Group, PLLC
MARLTON, NJ 516-699-8902

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania