

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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July 4, 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 8 and 10, 2024

CRIMINAL

Arraignments: July 8, 2024
ARDs: July 11, 2024
ARD Revocations: July 8, 2024
Parole Violations: July 8, 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

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

THE GREENE REPORTS

Owned and published by the GREENE COUNTY BAR ASSOCIATION

Editor: Kayla M. Sammons

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

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DEED TRANSFERS

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

CARMICHAELS BOROUGH

Secretary of Veterans Affairs to Marran's Contracting LLC, et ux., Lots 6-7, Pine Street Extension Plan, Pines Street Extension Plan, \$103,000.00 (7-2-24)

CENTER TOWNSHIP

Charles David Strope, et ux., to Jason J. Weight, Lot, \$140,000.00 (7-1-24)

CUMBERLAND TOWNSHIP

Michelle L. Sroka to Ivan W. Robinson, Jr., et ux., Lots 11-12, Block 10, Hathaway Plan, \$2,000.00 (6-27-24)

DUNKARD TOWNSHIP

Margaret A. Bigley to David A. Jordan, et ux., 2 Acres, \$30,000.00 (7-2-24)
Amber R. Paschke, et ux., to David A. Jordan, et ux., .8765 Acre, \$70,000.00 (7-2-24)

FRANKLIN TOWNSHIP

The Western Pennsylvania Annual Conference United Methodist Church, et al., to Mona S. Stewart, et al., Lot, \$10,000.00 (6-26-24)
Joseph J. Kijowski, et ux., to MPB Real Estate Holdings LLC, 3.106 Acres, \$512,600.00 (6-28-24)

Richard L. Patton, et ux., to Eduward Griffioen, 4.0265 Acres, \$225,000.00 (6-28-24)
FNB OREO LLC to Cailin A. Wilson, 1 Acre, \$19,640.10 (6-28-24)

MONONGAHELA TOWNSHIP

Laura Watson to George B. Butler, Lot 47, Parcel C Plan, \$1,000.00 (6-26-24)
William Conway, et ux., to Alexis Ortiz Palafox, Tract, \$24,000.00 (6-27-24)
Gary H. Green Estate, et ux., to Robert Tassa, et ux., 2 Tracts, \$97,000.00 (7-1-24)
Lenard L. Lipscomb, Jr., et ux., to Lindsey Aberegg, .1984 Acre, \$104,000.00 (7-1-24)

MORRIS TOWNSHIP

Vernon Theodore Baer, Jr., to Three Rivers Royalty III LLC, et ux., 154.822 Acres, O&G, \$1,881.38 (6-26-24)

PERRY TOWNSHIP

Shannon Run Farms LLC to Meghan Whitley Eddy, 2.056 Acres, \$225,000.00 (6-26-24)

WAYNE TOWNSHIP

Robert L. Nyswaner, et al., to Christiaan L. Nyswaner, 10 Acres, \$10,204.42 (6-27-24)

WAYNESBURG BOROUGH

Gary Wood, et ux., to Justin Higgins, Tract, \$26,000.00 (6-26-24)
Thomas M. Headlee Estate, et al., to Brian C. Sanders, et ux., Lot, \$185,000.00 (7-1-24)
Gary Wood, et ux., to John and Marie Enderton Living Trust, Tract, \$42,000.00 (7-2-24)

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

HOBBERCHALK, RALPH L.

Late of Morris Township, Greene County, Pennsylvania
Executrix: Susan M. Karl, 451 Carolina Drive, Oakdale, PA 15071
Attorney: None

MACKEY, EARL LEROY A/K/A EARL L. MACKEY A/K/A EARL MACKEY

Late of Greene Township, Greene County, Pennsylvania
Executrix: Cynthia Darlene Mackey, 511 Carmichaels Road, Carmichaels, PA 15320
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

THIRD 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

INCORPORATION NOTICE

Notice is hereby given that a corporation has been incorporated under the Business Corporation Law of 1988 approved December 21, 1988, P.L. 1444, No. 177, effective October 1, 1989, as amended.

The name of the corporation is GWP Equipment Sales, Inc. and has been filed with the Secretary of State on January 26, 2024.

The purpose of the corporation is a wood processing equipment wholesaler who transfers to dealers who sell at retail.

The initial registered office of the corporation if located at:
1935 Jefferson Road, Rices Landing, PA 15357

By: Christopher M. Simms, Esq.
Pollock Morris Belletti & Simms, LLC
54 S. Washington Street
Waynesburg, PA 15370

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

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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

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

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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