

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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November 2, 2023



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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.:
November 6 and 8, 2023

CRIMINAL

Arraignments: November 6, 2023
ARDs: November 13, 2023
ARD Revocations: November 13, 2023
Parole Violations: November 6, 2023
Plea Court: November 14, 15, and 16, 2023
License Suspension December 17, 2023
Argument Court: November 15, 2023

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SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 8-12, 2024
Convenes in Pgh.: November 13-17, 2023
Convenes in Pgh.: February 5-9, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Christopher M. Simms, President
Timothy M. Ross, Vice-President
Allen J. Koslovsky, Secretary
Lukas B. Gatten, Treasurer
Jessica L. Phillips, Ex-Officio

ARGUMENTS

Argument Court: November 27, 2023

CIVIL

Domestic Relations Contempts: November 27, 2023
Domestic Relations Appeals: November 27, 2023

JUVENILE

Plea Day: November 16, 2023

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DEED TRANSFERS

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

ALEPPO TOWNSHIP

Derrick Courtwright to Consol Pennsylvania Coal Company LLC, et ux., 2 Tracts, \$60,000.00 (10-27-23)

Badger Consulting LLC to Derrick Courtwright, et ux., 4.30 Acres, \$30,000.00 (10-31-23)

CENTER TOWNSHIP

Dennis Wayne Beabout Estate a/k/a Dennis W Beabout Estate, et ux., to RCS Investment Properties LP, 2 Acres, \$40,000.00 (10-25-23)

Redevelopment Auth of the County of Greene, et ux., to Michael J. Stewart, Lot, \$225,000.00 (10-30-23)

Doris E. Moore Estate, et al., to Matthew D. Hillery, et ux., Lot, \$169,900.00 (10-31-23)

CUMBERLAND TOWNSHIP

Paula A. Groves to Michael A. Lewis, et ux., to Lots 20-25, Smith Plan of Lots No. 1, \$5,000.00 (10-25-23)

Yvonne M. Burns to Kenzie R. Lipscomb, et ux., Lots 185 & 186, Nemaocolin Plan, \$275.00 (10-27-23)

Redevelopment Authority of County of Greene to Debra Allen, et ux., Lot 266, Crucible, \$6,800.00 (10-31-23)

DUNKARD TOWNSHIP

Jesse L. Wrick, III, et al., to Jerry A. Fisher, Sr., et ux., 8.53 Acres, \$39,250.00 (10-30-23)

GILMORE TOWNSHIP

Jared J. Rhode, et ux., to EQM Gathering OPCO LLC, R/W, \$20,000.00 (10-27-23)
William A. Patterson, et ux., to EQM Gathering OPCO LLC, R/W, \$65,450.00 (10-27-23)

James B. Harvey, et ux., to EQM Gathering OPCO LLC, R/W, \$116,800.00 (10-27-23)
Norman T. George, et ux., to EQM Gathering OPCO LLC, R/W, \$131,559.65 (10-27-23)

Patrick Wilson, et al., to EQM Gathering OPCO LLC, R/W, \$175,200.00 (10-27-23)
Catherine L. Kimble to EQT Production Company, 7.20 Acres, O&G, \$360.00 (10-30-23)

West Virginia Wesleyan College to EQT Production Company, 47 Acres, O&G, \$70,500.00 (10-30-23)

JACKSON TOWNSHIP

Barbara Lorene Patterson to EQT Production Company, 153.894 Acres, O&G, \$85,741.78 (10-30-23)

Sherwin Grimes to EQT Production Company, 153.894 Acres, O&G, \$8,574.19 (10-30-23)

JEFFERSON TOWNSHIP

Federico Gialone, et ux., to 992 Associates LLC, Lot, \$175,000.00 (10-30-23)

MORGAN TOWNSHIP

PNC Bank N A to Nichole Dawn Sowden, et ux., Lot 424, Mather Plan, \$37,501.00 (10-27-23)

Jason J. Mihal, et ux., to Megan Kepler, et ux., 2 Tracts, \$282,150.00 (10-30-23)

MORRIS TOWNSHIP

Morris Township, et ux., to Lewis Crouse, et ux., 3 Acres, \$15,002.00 (10-26-23)

Michael Stephen Day to CNX Gas Company LLC, 39.16875 Acres, O&G, \$6,994.44 (10-31-23)

PERRY TOWNSHIP

James A. Hartley, et ux., to HR4 Minerals LLC, Tracts, O&G, \$45,000.00 (10-27-23)
Cody Phillips, et ux., to Fred Henry, Tract, \$35,000.00 (10-30-23)

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SPRINGHILL TOWNSHIP

Patricia M. Kerns to Family Tree Corporation, et al., 175 Acres, O&G, \$10,937.50 (10-27-23)
Ruth I. Williams, et ux., to DUC Hunter LLC, 56 Acres, O&G, \$2,800.00 (10-31-23)

WAYNE TOWNSHIP

Charles A. Pitcock, et ux., to EQT Production Company, 313.504 Acres, O&G, \$12,224.32 (10-30-23)
Amber L. Rigenbach, et al., to EQT Production Company, Tracts, O&G, \$3,272.03 (10-30-23)

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

BYSTRY, MARY FRANCES

Late of Cumberland Township, Greene County, Pennsylvania
Executrix: Patricia Anne Plummer, 909 Mapletown Road, Greensboro, PA 15338
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

DEFRANK, MICHAEL, JR., A/K/A MICHAEL DEFRANK

Late of Cumberland Township, Greene County, Pennsylvania
Co-Executor: Michelle Church, 606 W. Greene Street, Carmichaels, PA 15320
Co-Executor: Angela Loring, 686 S. 88 Road, Carmichaels, PA 15320
Attorney: Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

JACOBS, DAVID R. A/K/A DAVID JACOBS A/K/A DAVID REED JACOBS

Late of Gray Township, Greene County, Pennsylvania
Executor: James E. Jacobs, 1026 Belvedere Ct., Canonsburg, PA 15317
Attorney: J. Lynn DeHaven, Esquire, Goldfarb, Posner, Beck, DeHaven & Drewitz, 62 E. Wheeling Street, Ste. 101, Washington, PA 13501

JOLLIFF, RICKIE LYNN A/K/A RICKIE LYNE JOLLIFF A/K/A RICKIE JOLLIFF

Late of Wana, Monongalia County, West Virginia
Administratrix: Kimberly Jo Lavigne, 157 Main Street, New Freeport, PA 15352
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

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KENNEDY, GRACE MARLYN

Late of Perry Township, Greene County, Pennsylvania
Co-Executor: Robert R. Kennedy, 1345 Buckeye Road, Mount Morris, PA 15349
Co-Executor: Lois Garrison, 117 Wades Run Road, PO Box 331, Mount Morris, PA 15349
Attorney Timothy N. Logan, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

STROPE, MELVIN E. A/K/A MELVIN STROPE

Late of Franklin Township, Greene County, Pennsylvania
Executrix: Ruth Elaine Williams, 1207 River Divide Road, Lot 4, Sevierville, TN 37862
Attorney: Brandon K. Meyer, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

THARP, HARRY RICHARD A/K/A HARRY R. THARP

Late of Center Township, Greene County, Pennsylvania
Executrix: Rhonda Gay Wilson, 593 Rush Road, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

NEFF, EDWIN H., SR.

Late of Sycamore, Greene County, Pennsylvania
Executor: Edwin H. Neff, Jr., 15 Franklin Street, PO Box 47, Cokeburg, PA 15324
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

SCOTT, BETTY LOUISE A/K/A BETTY L. SCOTT A/K/A BETTY M. SCOTT

Late of Waynesburg, Greene County, Pennsylvania
Administratrix: Christine E. Kiger, 1760 Morris Street, Waynesburg, PA 15370
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

WRIGHT, WILLIAM EUGENE A/K/A WILLIAM E. WRIGHT

Late of Waynesburg, Greene County, Pennsylvania
Executor: P.J. Wright, 102 Santa Fe Drive, Bethel Park, PA 15102
Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

MALIK, DOLORES CATHERINE A/K/A DOLORES C. MALIK

Late of Carmichaels, Cumberland Township, Greene County, Pennsylvania
Executrix: Constance C. Malik, 7703 Cervantes Lane, Springfield, VA 22153
Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC 54 South Washington Street, Waynesburg, PA 15370

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-33-2023 AD 631-2020

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, NOVEMBER 17, 2023
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 or tract of ground, situate in Franklin Township, County of GREENE and Commonwealth of Pennsylvania, BEING the same premises conveyed to Joseph W. Ross, a married individual by deed from Margaret C. Ross, a single individual dated 10/05/2001, and recorded 10/18/2001 in Deed Book 244, Page 328 in the Office of the Recorder of Deeds in and for Greene County, Pennsylvania.

07-11-118

385 Flowers Street, Waynesburg, PA 15370

PROPERTY ADDRESS: 385 Flowers St, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07-11-118

Seized and taken into execution to be sold as the property of JOSEPH W ROSS, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIMRS, ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER JOSEPH W ROSS, DECEASED in suit of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:
Hill Wallack LLP
Princeton, NJ 215-579-7700

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

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SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-30-2023 AD-72-2023

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, NOVEMBER 17, 2023
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.

By virtue of a Writ of Execution No. AD-72-2023

NATIONSTAR MORTGAGE LLC

v.

UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY BALOG, DECEASED owner(s) of property situate in the CUMBERLAND TOWNSHIP, GREENE county, Pennsylvania, being 566 JACOBS FERRY RD., RICES LANDING, PA 15357.

Tax ID No. 05-081759

PROPERTY ADDRESS: 568 Jacobs Ferry Rd, Rices Landing, PA 15357

UPI/TAX PARCEL NUMBER: 05/01/190/A

Seized and taken into execution to be sold as the property of MARY BALOG, UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRM OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER MARY BALOG, DECEASED in suit of NATIONSTAR MORTGAGING LLC.

Attorney for the Plaintiff:
Brock & Scott PLLC
King of Prussia, PA 844-856-6646

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania