

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 11, 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 15 and 17, 2024

CRIMINAL

Arraignments: July 15, 2024
ARDs: August 15, 2024
ARD Revocations: August 12, 2024
Parole Violations: July 15, 2024
Plea Court: August 13-15, 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.: August 13-14, 2024
Convenes in Pgh.: October 7-11, 2024

ARGUMENTS

Argument Court: August 21, 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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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.

CUMBERLAND TOWNSHIP

Richard Prodan Estate, et al., to Jeremiah J. Bandish, Lots 105-107, John Baily Plan,
\$45,000.00 (7-5-24)

GILMORE TOWNSHIP

Sara Jane Stokes-Stearns to Elkhorn Mineral Fund LP, 54.3 Acres, O&G, \$197,652.00 (7-3-24)
Shirley J. Tribble to Elkhorn Mineral Fund LP, 54.3 Acres, O&G, \$7,697.00 (7-3-24)
Carrie Ann Strawn a/k/a Carrie Ann Boggs, et ux., to Trace Dale App LLC, 116 Acres, O&G,
\$6,021.53 (7-9-24)

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

GIBSON, CAROL LEE A/K/A CAROL L. GIBSON
Late of Council Bluffs, Pottawattamie County, Iowa
Executer: Shawn T. Gibson, 311 West Chancellor Drive, Lincoln, NE 68521
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

SECOND 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

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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 Pamela Clark, Administrator of the Estate of Randel Blair Pifer, Deceased 1/23/23, late of Mather, PA.

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

LEGAL NOTICE

IN THE COURT OF COMMON PLEAS OF GREENE COUNTY, PENNSYLVANIA CIVIL ACTION-LAW
A.D. NO. 271, 2024

NOTICE OF ACTION IN MORTGAGE FORECLOSURE

First Federal Savings and Loan Association of Greene County, Plaintiff
vs.
Charles Howard Rogers a/k/a Charles H. Rogers, his heirs, successors and assigns

TO: Charles Howard Rogers a/k/a Charles H. Rogers, his heirs, successors and assigns

PRESENTLY OR FORMERLY OF 3050 Bedillion Road, Washington, PA 15301. A lawsuit has been filed against you in mortgage foreclosure and against your real estate at 256 Homeville Road, Waynesburg, PA 15370 because you have failed to make the regular monthly payments on your mortgage loan and the loan is in default. The lawsuit is an attempt to collect a debt from you owed to the Plaintiff, First Federal Savings and Loan Association of Greene County. The lawsuit is filed in the Greene County Court of Common Pleas, at the above term and number.

IF YOU WISH TO DEFEND, YOU MUST ENTER A WRITTEN APPEARANCE PERSONALLY OR BY AN ATTORNEY AND FILE YOUR DEFENSES OR OBJECTIONS IN WRITING WITH THE COURT. YOU ARE WARNED THAT IF YOU FAIL TO DO SO THE CASE MAY PROCEED WITHOUT YOU AND A JUDGMENT MAY BE ENTERED AGAINST YOU WITHOUT FURTHER NOTICE FOR THE RELIEF REQUESTED BY THE PLAINTIFF. YOU MAY LOSE MONEY OR PROPERTY OR OTHER RIGHTS IMPORTANT TO YOU.

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YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE, IF YOU DO NOT HAVE A LAWYER GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.

IF YOU CANNOT AFFORD TO HIRE A LAWYER THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.

LAWYER REFERRAL SERVICE
Greene County
Greene County Courthouse
10 East High Street
Waynesburg, PA 15370
724-852-5237

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.

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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

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