

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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April 24, 2025



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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.:
April 28 and 30, 2025

CRIMINAL

Arraignments: April 28, 2025
ARDs: May 12, 2025
ARD Revocations: May 12, 2025
Parole Violations: April 28, 2025
Plea Court: May 13-15, 2025
License Suspension: June 23, 2025

ORPHANS

Accounts Nisi: May 5, 2025
Accounts Absolute: May 16, 2025

SUPREME COURT SUPERIOR COURT

COMMONWEALTH COURT

Convenes in Pgh.: June 3, 2025
Convenes in Pgh.: May 13 and 14, 2025
Convenes in Pgh.: May 5-9, 2025

ARGUMENTS

Argument Court: May 21, 2025

CIVIL

Domestic Relations Contempts: May 28,
2025
Domestic Relations Appeals: May 28,
2025

JUVENILE

Plea Day: May 15, 2025

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

ALEPPO TOWNSHIP

Dorothy M. McCracken to Marshall County Coal Resource Inc, Tracts, Coal, \$1,000.00 (4-21-25)

Robert C. McCracken, et ux., to Marshall County Coal Resource Inc, Tracts, Coal, \$700.00 (4-21-25)

CUMBERLAND TOWNSHIP

Julia Pascuzzo to Heather House, Tract, \$89,900.00 (4-17-25)

Billy Jean Colbert a/k/a Billy Jean Stewart, et ux., to Erin Moore, et ux., Lot 65, Nemacolin, \$7,000.00 (4-22-25)

Gary A. Bayles, et ux., to Tyler Shoaf, 27.537 Acres, \$107,000.00 (4-22-25)

DUNKARD TOWNSHIP

David D. Chadderton a/k/a David Dean Chadderton to Patricia Mae Wyland, et ux., 2 Tracts, \$17,530.65 (4-17-25)

FREEPORT TOWNSHIP

Ariel D. Veltre, et ux., to HR4 Minerals LLC, Tracts, O&G, \$50,007.65 (4-21-25)

GRAY TOWNSHIP

Lorrie A. Hewitt Estate, et al., to Levi Weight, Lot, \$17,000.00 (4-17-25)

JEFFERSON TOWNSHIP

Karen J. Sadler to Myron Kent Sheets, Jr., Tracts, \$108,000.00 (4-22-25)

MORGAN TOWNSHIP

Wayne P. Myers to Gary T. Ruskuski, Jr., Lot 1, Teegarden Homes Plan, \$92,500.00 (4-16-25)

PERRY TOWNSHIP

Secretary of Housing & Urban Development to Terry Sine, et ux., Lot, \$18,500.00 (4-17-25)

Federal Home Loan Mortgage Corporation to Tristan Lee Tennant, Lot, \$38,000.00 (4-21-25)

WAYNESBURG BOROUGH

Dustin T. Tubbs, et ux., to Red Bear Rentals LLC, Lot, \$58,000.00 (4-17-25)

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

GRIM, JERRY LEE

Late of Greene County, Pennsylvania

Executrix: Dolores J. Brownlee, C/O Thomas W. Shaffer, Esquire, 11 Pittsburgh Stret, Uniontown, PA 15401

Attorney: Thomas W. Shaffer, Esquire, 11 Pittsburgh Stret, Uniontown, PA 15401

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HULL, JOHN G. A/K/A JOHN HULL

Late of Whiteley Township, Greene County, Pennsylvania

Executrix: Debra Kay Hull, 319 Brick School Road, Waynesburg, PA 15370

Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

PHILLIPS, LOIS JEAN A/K/A LOIS J. PHILLIPS

Late of Waynesburg, Franklin Township, Greene County, Pennsylvania

Executor: Ronald E. Phillips, 155 Dunkard Avenue, Mt. Morris, PA 15349

Attorney: David F. Pollock, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

PLOTKOWSKI, GENEVIEVE M.

Late of Carmichaels, Cumberland Township, Greene County, Pennsylvania

Administratrix: Cynthia M. Wilson, Post Office Box 245, Nemacolin, PA 15351

Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370-2036

SONNEBORN, RICHARD A.

Late of West Finley Township, Pennsylvania

Executor: Marcia Sonneborn, 817 Nebo Ridge Road, West Finley, PA 15377

Attorney: Rebecca A. Winge, Esquire, Houston Harbaugh, Three Gateway Center, 401 Liberty Avenue, 22nd Floor, Pittsburgh, PA 15222-1005

WOLFE, LINDA SUE

Late of Jefferson Borough, Greene County, Pennsylvania

Executor: Jon P. Wolfe, 1527 E. Roy Furman Highway, Waynesburg, PA 15370

Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices 54 N. Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

TODD, MICHAEL EDWARD A/K/A MICHAEL TODD

Late of Bobtown, Dunkard Township, Greene County, Pennsylvania

Executrix: Barbara Todd, 17 East Franklin Avenue, Post Office Box 492, Bobtown, PA 15315

Attorney: Adam J. Belletti, Esquire, Pollock Morris Belletti & Simms, LLC, 54 South Washington Street, Waynesburg, PA 15370

THIRD PUBLICATION

MILESKY, WILLIAM V.

Late of Center Township, Greene County, Pennsylvania

Executrix: Faye R. Milesky, 390 Woods Road, Waynesburg, PA 15370

Attorney: Phillip C. Hook, Esquire, 430 East Oakview Drive, Suite 101, PO Box 898, Waynesburg, PA 15370

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ROBISON, LAWRENCE E.

Late of Waynesburg, Greene County, Pennsylvania

Administrator: Ronald W. Robison, 530 Route 88, Carmichaels, PA 15320

Attorney: Kirk A. King, Esquire, 77 South Washington Street, Waynesburg, PA 15370

CONFESSED JUDGMENT SALE

TD BANK, N.A. v. NIKITA LODGING, INC., ET AL.

CASE NO. AD-561-2024

SCHEDULE OF ASSETS TO BE SOLD

THE FOLLOWING ASSETS WILL BE SOLD JOINTLY IN A SINGLE SALE TO THE **HIGHEST BIDDER** AT A SHERIFF'S SALE TO BE CONDUCTED ON MAY 9, 2025, AT 10A.M. AT THE GREENE COUNTY COURTHOUSE, 10 EAST HIGH STREET, WAYNESBURG, PA 15370, TO ENFORCE THE COURT JUDGMENT OF \$758,244.03 (PLUS INTEREST AND COSTS) OBTAINED BY TD BANK, N.A., PLAINTIFF AGAINST NIKITA LODGING, INC., VIDULA H. PATEL, AND HARSHAD PATEL, DEFENDANTS: **I. REAL ESTATE**

All those two tracts situate in Franklin Township, Greene County, Pennsylvania, more particularly bounded and described as follows:

Tract 1:

BEGINNING at an iron pin which is located South 24° 26' 45" East 238.95 feet from a concrete monument comer to other lands of Lamar Prospect and Parcel No. 2; thence by No. 2 South 66° 52' East 192.12 feet to an iron pin comer to lands of Humble Oil & Refining Company; thence by lands of Humble Oil and Refining Company, South 6° 26' 48" West 70.0 feet to an iron pin comer to a Township Road; thence by said Township Road, North 83° 33' 12" West 30.00 feet to an iron pin; thence by same, South 6° 26' 48" West 132.28 feet to an iron pin located at the Northern right-of-way line of L.R. 112 parallel, comer to other land of Lamar Prospect Company; thence by other lands of Lamar Prospect Company, North 24° 26' 45" West 300.00 feet to an iron pin, the place of BEGINNING.

As surveyed by Miles A. Davin, Jr., R.S. 35552-E in June of 1995.

Tract 2:

BEGINNING at a concrete monument, comer to other lands of Lamar Prospect Company, thence by other lands of Lamar Prospect Company, North 17° 22' West 476.27 feet to an iron pin comer to lands of the Waynesburg Southern Railroad; thence by lands of the Waynesburg Southern Railroad, North 28° 56' 18" East 279.79 feet to an iron pin; thence by same, North 32° 52' 48" East 211.58 feet to an iron pin comer to the western right-of-way line of L.R. 1030, Section 6; thence by the western right-of-way line of L.R. 1030, Section 6, South 31 ° 27' 46" East 211.73 feet to an iron pin; thence by the same, South 58° 32' 14" West 65.0 feet to an iron pin; thence by the same, South 31 ° 27' 46" East 250.00 feet to an iron pin; thence by same, South 58° 32' 14" West 85.0 feet to an iron pin; thence by same, South 31 ° 27' 46" East 230.01 feet to an iron pin comer to lands of the Humble Oil and Refining Company; thence by lands of the Humble Oil and Refining Company, South 58° 32' 14" West 50.0 feet to an iron pin; thence by same, South 31 ° 27' 46" East 275.00 feet to an iron pin; thence by same, South 34° 37' 46" West 293.03 feet to an iron pin comer to Parcel No. 1; thence by Parcel No. 1, North 66° 52' West 192.12 feet to an iron pin comer to other lands of Lamar Prospect Company; thence by other lands of Lamar Prospect Company, North 24° 26' 45" West 238.95 feet to a concrete monument, the place of BEGINNING.

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As surveyed by Miles A. Davin, Jr., R.S. 35552-E in June of 1995.

BEING the same premises which Amit, Inc., by Deed dated 11/13/2006 and recorded 12/01/2006 in the Recorder of Deeds, Greene County in Record Book 358, Page 267, granted and conveyed unto Nikita Lodging, Inc.

UNDER AND SUBJECT to any and all (A) recorded easements, rights, rights of way, exceptions, restrictions, reservations, covenants, conditions, restrictions and agreements together on record for this Property, and (B) any facts and conditions visible upon the land or as would be shown by a current and accurate survey of the subject premises.

Improvements consist of a two-story motel building with an attached office and parking facilities.

TAX MAP NO. 07-07-102-G

BEING known as 126 (a/k/a 350) Miller Lane, Waynesburg, PA 15370.

II. PERSONAL PROPERTY

All tangible personal property belonging to Nikita Lodging, Inc., or Harshad Patel at 126 Miller Lane, Waynesburg, PA, including but not limited to (1) equipment, machinery, furniture, fixtures, computers, supplies, tools, electronics, parts, inventory, and all accessions and peripheral items); and (2) all intangible personal property, including but not limited to cash, currency, licenses, instruments, accounts, and checks.

REAL ESTATE AND ALL PERSONAL PROPERTY TO BE JOINTLY
SOLD TOGETHER TO THE HIGHEST BIDDER FOR ALL ASSETS.

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-21-2025 AD 727-2022

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, MAY 16, 2025
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 land situate in TOWNSHIP OF FRANKLIN, County of Greene and Commonwealth of Pennsylvania.

IMPROVEMENTS consist of a residential dwelling.

BEING PREMISES: 820 Sherman Avenue, Waynesburg, PA 15370 SOLD as the property of ANETTE THARP Solely in Her Capacity as Heir of THOMAS R. THARP, Deceased, The Unknown Heirs of THOMAS R. THARP, Deceased, THOMAS R. THARP JR, Solely in His Capacity as Heir of THOMAS R. THARP, Deceased, CARMEN THARP BROWN Solely in Her

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Capacity as Heir of THOMAS R. THARP, Deceased and NANCY WOOD SMITH Solely in Her Capacity as Heir of THOMAS R. THARP, Deceased.

TAX PARCEL #07/014/164//

PROPERTY ADDRESS: 820 Sherman Ave, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07/014/164//

Seized and taken into execution to be sold as the property of ANETTE THARP SOLELY IN HER CAPACITY AS HEIR OF THOMAS R. THARP, DECEASED, THE UNKNOWN HEIRS OF THOMAS R. THARP, DECEASED, THOMAS R. THARP JR, SOLELY IN HIS CAPACITY AS HEIR OF THOMAS R. THARP, DECEASED, CARMEN THARP BROWN SOLELY IN HER CAPACITY AS HEIR OF THOMAS R. THARP, DECEASED AND NANCY WOOD SMITH SOLELY IN HER CAPACITY AS HEIR OF THOMAS R. THARP, DECEASED in suit of ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC.

Attorney for the Plaintiff:

KML Law Group P.C.

Philadelphia, PA 215-627-1322

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-15-2025 AD 764-2024

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, MAY 16, 2025
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 parcel of land situate in Dunkard Township, Greene County, Pennsylvania, being Lot number 205 in the plan of lots known as Bobtown plan of lots, laid out by Jones and Laughlin Steel Corporation, and of record in the office of the recorder of deeds in Greene County in plan book volume 1, page 128.

Property Address: 62 Dalzell Avenue, Bobtown, PA 15315

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Tax ID: 06-001255 / 06/0/206

PROPERTY ADDRESS: 62 Dalzell Ave, PO Box 435, Bobtown, PA 15315

UPI/TAX PARCEL NUMBER: 06/08-206

**Seized and taken into execution to be sold as the property of JERRY FISHER, JR.,
LEATHER FISHER in suit of LOGS LEGAL GROUP LLP.**

Attorney for the Plaintiff:
LOGS LEGAL GROUP LLP
WAYNE, PA 610-278-6800

**MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania**

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-13-2025 AD 685-2023

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, MAY 16, 2025
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 THOSE CERTAIN LOTS OR PIECES OF GROUND SITUATE IN THE MORGAN TOWNSHIP, WAYNESBURG, GREENE COUNTY, PENNSYLVANIA:
BEING KNOWN AS: 149 HOMEVILLE RD WAYNESBURG, PA 15370
BEING PARCEL NUMBER: 17-04-138B
IMPROVEMENTS: RESIDENTIAL PROPERTY

PROPERTY ADDRESS: 149 Homeville Road, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 17/04/138B

**Seized and taken into execution to be sold as the property of CHARLES JONES in suit of
HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR
PEOPLE'S CHOICE HOME LOAN SECURITIES TRUST SERIES 2005-3.**

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Attorney for the Plaintiff:
RAS CITRON, LLC
Mount Laurel, NJ 1-855-225-6906

**MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania**

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-25-2025 AD 593-2024

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, MAY 16, 2025
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 Dunkard Township, Greene County, Commonwealth of Pennsylvania.

Tax ID: 06/04/205

Property Address (for informational purposes only): 682 Taylortown Road, Dilliner, PA 15327
BEING the same premises which Wilma Johnson, widow, be deed dated October 5, 2018 and recorded November 7, 2018 at Deed Book Vol. 519, Page 3529 at the Office of the Recorder of Deeds of Greene County, PA, granted and conveyed unto William Laviolette, II, in fee.

PROPERTY ADDRESS: 682 Taylortown Rd, Dilliner, PA 15327

UPI/TAX PARCEL NUMBER: 06/04/205//

**Seized and taken into execution to be sold as the property of WILLIAM J LAVIOLETTE,
II, WILLIAM LAVIOLETTE, II in suit of CARRINGTON MORTGAGE SERVICES
LLC.**

Attorney for the Plaintiff:
LOGS Legal Group LLP
Wanes, PA 610-278-6800

**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-23-2025 AD 43-2025

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, MAY 16, 2025
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 parcel of land situate in Morgan Township, Greene County, Pennsylvania, having erected a one story single unit dwelling, with an address of 81 Greene Street, Clarksville, PA 15322. This parcel is assessed for tax purposes as Greene County Tax Parcel Number 17/08/104.

PROPERTY ADDRESS: 81 Greene Street, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 17/08/104

Seized and taken into execution to be sold as the property of MIRANDA SHIPLEY in suit of FIRST FEDERAL SAVINGS & LOAN ASSOCIATION OF GREENE COUNTY

Attorney for the Plaintiff:
Kirk A. King
Waynesburg, PA 724-627-6114

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-4-2025 AD 850-2024

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:

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FRIDAY, MAY 16, 2025
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.

STOCKTON MORTGAGE CORPORATION v. COCO D. PAHANISH A/K/A COCO PAHANISH owner(s) of the property situate in the MORGAN TOWNSHIP, GREENE County, Pennsylvania, being 126 1ST ST, MATHER, PA 15346.

Tax ID No. 17-11348

Attorneys for Plaintiff
Brock & Scott, PLLC

PROPERTY ADDRESS: 126 1ST ST, MATHER, PA 15346

UPI/TAX PARCEL NUMBER: 17-11348

Seized and taken into execution to be sold as the property of COCO D. PAHANISH A/K/A COCO PAHANISH in suit of STOCKTON MORTGAGE CORPORATION.

Attorney for the Plaintiff:
BROCK & SCOTT
WINSTON SALEM, NC 844-856-6646 x4535

MARCUS N. SIMMS, Sheriff
Greene County, Pennsylvania