

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 30, 2023



Table of Contents

| | |
|-----------------------|--------|
| Deed Notices | Page 3 |
| Estate Notices | Page 4 |
| Legal Notice | Page 4 |
| Sheriff's Sales | Page 5 |

Serving the Legal Community of Greene County
Since October 1982

The Greene Reports

2-----11/30/23-----

COURT OF COMMON PLEAS
Honorable Louis Dayich, President Judge
Honorable Jeffry N. Grimes, Judge

MOTIONS

Criminal & Civil & O.C.:
December 4 and 6, 2023

CRIMINAL

Arraignments: December 4, 2023
ARDs: December 11, 2023
ARD Revocations: December 11, 2023
Parole Violations: December 4, 2023
Plea Court: December 14-16, 2023
License Suspension December 19, 2023
Argument Court: December 20, 2023

ORPHANS

Accounts Nisi: December 4, 2023
Accounts Absolute: December 14, 2023

SUPREME COURT
SUPERIOR COURT
COMMONWEALTH COURT

Convenes in Pgh.: April 8-12, 2024
Convenes in Pgh.: December 18-22, 2023
Convenes in Pgh.: February 5-9, 2024

ARGUMENTS

Argument Court: December 20, 2023

CIVIL

Domestic Relations Contempts: December 18, 2023
Domestic Relations Appeals: December 18, 2023

JUVENILE

Plea Day: December 21, 2023

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

The Greene Reports

-----11/30/23-----3

DEED TRANSFERS

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

ALEPPO TOWNSHIP

Connie S. Neely a/k/a Connie McClead Neely to EQT Production Company, 90.59 Acres, O&G, \$4,388.55 (11-27-23)

ALEPPO AND JACKSON TOWNSHIPS

Connie B. Goff to EQT Production Company, 55.875 Acres, O&G, \$30,556.64 (11-27-23)

FRANKLIN TOWNSHIP

New Leaf Property Development LLC to Donald C. Keller, et ux., 1.507 Acres, \$20,000.00 (11-22-23)

JACKSON TOWNSHIP

Steven C. Grimes to EQT Production Company, 153.894 Acres, O&G, \$21,435.47 (11-27-23)
Thomas A. Grimes to EQT Production Company, 153.894 Acres, O&G, \$21,435.47 (11-27-23)

JEFFERSON BOROUGH

Irmhild Davis Estate, et al., to Ronald A. Henry, Lot, \$120,000.00 (11-28-23)

JEFFERSON TOWNSHIP

Dustin Strong, et ux., to Mark Jacobs, et ux., Lots 54-55 Moredock Plan, \$180,000.00 (11-27-23)

Taylor M. Tennant, et ux., to Taylor M. Tennant, 2 Tracts, \$32,830.50 (11-27-23)

MORGAN TOWNSHIP

Thomas E. Martin to Charles S. Johnson, et ux., 1 Acre, \$35,000.00 (11-22-23)
Charles R. Davis Estate, et ux., to Andrea Kroll, Lot 129, Mather, \$126,000.00 (11-27-23)

MORRIS TOWNSHIP

John Andrew Auld, Jr., et ux., to CNX Gas Company, LLC, 182.59 Acres, O&G, \$6,260.22 (11-22-23)

WASHINGTON AND MORGAN TOWNSHIPS

Thomas Sedlak to Scott Mitchell, et ux., Tracts, \$330,000.00 (11-27-23)

WAYNE TOWNSHIP

CNX Land LLC to Steven M. Macyda, Tracts, \$129,000.00 (11-22-23)
Patricia Ann Roman Davis to EQT Production Company, 87.5015 Acres, O&G, \$102.54 (11-27-23)

WAYNESBURG BOROUGH

David A. Bedilion, et ux., to David D. Areford, 5 Lots, \$1,000.00 (11-22-23)

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

STUMP, BERNARD FRANKLIN A/K/A BERNARD STUMP
Late of Perry Township, Greene County, Pennsylvania
Administrator: Morgantown Health and Rehabilitation, LLC, C/O Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370
Attorney: Lukas B. Gatten, Esquire, Logan & Gatten Law Offices, 54 N. Richhill Street, Waynesburg, PA 15370

SECOND PUBLICATION

DAVIS, IRMHILD
Late of Jefferson Borough, Greene County, Pennsylvania
Co-Executor: Richard Davis, 106 Price Street, Rices Landing, PA 15357
Co-Executor: Mary Ann Ealy, 268 Washington Road, Waynesburg, PA 15370
Attorney: Dorothy A. Milovac, Esquire, Peacock Keller, LLP, 95 West Beau Street, Suite 600, Washington, PA 15301

HEADLEE, MARY LEE A/K/A MARY LEE B. HEADLEE
Late of Greene Township, Greene County, Pennsylvania
Administrator: Robert V. Headlee, 1124 N. Eighty – Eight Road, Rices Landing, PA 15357
Attorney: John R. Headley, Esquire, 76 North Richhill Street, Waynesburg, PA 15370

WAKIM, ERMA B.
Late of Rices Landing, Jefferson Township, Greene County, Pennsylvania
Executor: Lynn C. Mural, 149 Ferncliff Road, Rices Landing, PA 15357
Attorney: Spilman Thomas and Battle, 1233 Main Street, Suite 4000, Wheeling, WV 26003

LEGAL NOTICE

To: Abriana Lewis, Stefon Colbert and Unknown Biological Father

In Re: J.C., minor child, born December 30, 2022

A petition for involuntary termination of parental rights has been filed asking the court to put an end to all rights you have to your child, J.C., born December 30, 2022. The court has set a hearing to consider ending your rights to your child.
The hearing will be held in the Greene County Courthouse, 10 E. High Street, Waynesburg, PA 15370 on December 11, 2023, at 1:00 p.m. in the assigned courtroom before the Judge.
You are warned that even if you fail to appear at the scheduled hearing, the hearing will go on without you and your rights to your child may be ended by the court without you being present. You have a right to be represented at the hearing by a lawyer. 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 set forth below to find out where you can get legal help. Southwestern Pennsylvania Legal Aid, 63 S. Washington Street, Waynesburg, PA 15370; (724) 627-3127 or Lawyer Referral Service, 10 E. High Street, Waynesburg, PA; (724) 852-5237.

This notice given by Greene County Children and Youth Services, 150 Fort Jackson County Building, 19 South Washington Street, Waynesburg, PA 15370.

SHERIFF’S SALE

**By Virtue of a Writ of Execution (Mortgage Foreclosure)
No. ED-35-2023 AD-341-2023**

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, DECEMBER 15, 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.

DOCKET NO: AD-341-2023
ALL THAT CERTAIN lot or piece of ground situate in Franklin Township, County of Greene and Commonwealth of Pennsylvania.
TAX PARCEL NO: 07-11-186
PROPERTY ADDRESS: 3129 Mt. Morris Road, Waynesburg, PA 15370
SOLD AS THE PROPERTY OF: Kevin L. Mannon
Powers Kim, LLC

PROPERTY ADDRESS: 3129 Mt Morris Rd, Waynesburg, PA 15370

UPI/TAX PARCEL NUMBER: 07-11-186

The Greene Reports

6-----11/30/23-----

Seized and taken into execution to be sold as the property of KEVIN L MANNON, KEVIN MANNON in suit of PENNYMAC LOAN SERVICES, LLC.

Attorney for the Plaintiff:

Powers Kim, LLC
Morrestown, NJ 856-802-1000

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-42-2023 AD-873-2022

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, DECEMBER 15, 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.

NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING V PHILIP J, BANE owner(s) of the property situate in the TOWNSHIP OF MONONGAHELA, GREENE County, Pennsylvania, being 931 MAPLETOWN ROAD, GREENSBORO, PA 15338
Tax Id No. 16-17-106

Improvements thereon: RESIDENTIAL DWELLING

Attorney for Plaintiff: Pamela Harris-Williams, Esquire

PINCUS LAW GROUP, PLLC

2929 Arch Street, Suite 1700

Philadelphia, PA 19104

Telephone: 484-575-2201

PROPERTY ADDRESS: 931 MAPLETOWN ROAD, GREENSBORO, PA 15338

UPI/TAX PARCEL NUMBER: 16-17-106

PROPERTY ADDRESS: 931 Mapletown Road, 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 NEWREZ, LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Attorney for the Plaintiff:

Pincus Law Group, PLLC
Philadelphia, PA 484-575-2201

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania

The Greene Reports

-----11/30/23-----7

SHERIFF'S SALE

By Virtue of a Writ of Execution (Mortgage Foreclosure)

No. ED-41-2023 AD-41-2023

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, DECEMBER 15, 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.

Defendant(s): Gregory Scott Hager and Wendy Renee Hager

Address of the Property: 267 Second Street, Clarksville, PA 15322

Parcel No. 15-17-205, 15-17-208

PARCEL ONE: ALL that certain lot or piece of land situate in Jefferson Township, Greene County, Pennsylvania, and being all of Lot #263-265 in the Clyde Land Company Number 2 Plan of Lots, recorded in the Recorder's Office of Greene County, Pennsylvania, in Plan Book Volume 1, page 92, bounded and described as follows:

PARCEL TWO: ALL that certain piece of land situate in Jefferson Township, Greene County, Pennsylvania, and being Lot No. 267-269 in the Clyde Land Company No.2 Plan of Lots, bounded and described as follows:

Stern & Eisenberg, PC

1581 Main Street, Suite 200

The Shops at Valley Square

Warrington, PA 18976

PROPERTY ADDRESS: 267 Second St, Clarksville, PA 15322

UPI/TAX PARCEL NUMBER: 15/17/205, 15/17/208

Seized and taken into execution to be sold as the property of GREGORY SCOTT HAGER, GREGORY SCOTT HAGER, WENDY RENEE HAGER, WENDY RENEE HAGER in suit of DEUTSCHE BANK TRUST COMPANY AMERICAS, F/K/A BANKERTRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2001-1, MORTGAGELoAN ASSET BACKED CERTIFICATES, SERIES 2001-1.

Attorney for the Plaintiff:

Stern & Eisenberg, PC
Warrington, PA 215-572-8111

MARCUS N. SIMMS, Sheriff

Greene County, Pennsylvania