

The Greene Reports

Official Legal Publication for Greene County, Pennsylvania
Owned and operated by Greene County Bar Association
Greene County Courthouse, Waynesburg, PA 15370

Vol. XXXVIII, No. 66

October 26, 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.:
October 30 and November 1, 2023

CRIMINAL

Arraignments: October 30, 2023
ARDs: November 13, 2023
ARD Revocations: November 13, 2023
Parole Violations: October 30, 2023
Plea Court: November 14, 15, and 16, 2023
License Suspension December 17, 2023
Argument Court: November 15, 2023

ORPHANS

Accounts Nisi: November 6, 2023
Accounts Absolute: November 16, 2023

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the editorial staff to be reasonably interpreted as offensive, demeaning or insulting to any individual or group will not be published.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 Anonymous correspondence will not be published.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

Danny L. Neely to EQT Production Company, 90.59 Acres, O&G, \$4,388.55 (10-24-23)
Luann L. Beresford, et ux., to EQT Production Company, .045369 Acre, O&G, \$100.00 (10-24-23)

Roland M. Parry, et ux., to EQT Production Company, 105.82 Acres, O&G, \$20,723.08 (10-24-23)

Carolyn Todd to DUC Hunter LLC, 2 Tracts, O&G, \$70,000.00 (10-24-23)

ALEPPO AND SPRINGHILL TOWNSHIPS

Jerry R. Hennen, et ux., to EQT Production Company, 5 Tracts, O&G, \$2,919.63 (10-24-23)

Carl E. Hennen, et ux., to EQT Production Company, 5 Tracts, O&G, \$2,919.63 (10-24-23)

CENTER TOWNSHIP

Harry J. Slifko, et ux., to Karl C. Cooke, Tract, \$20,000.00 (10-24-23)

CUMBERLAND TOWNSHIP

Carmella Harris, et ux., to Carmella Harris, et al., Lot 310, Crucible, \$23,568.30 (10-23-23)

Robert Enci Estate a/k/a Robert J Enci Estate, et ux., to Tela Crossland, Lots 165-166, John Baily Plan, Part 2, Fairdale, \$75,000.00 (10-24-23)

Wally W. Jackson, et ux., to Lynette M. Foster, 1 Acre, \$18,875.50 (10-24-23)

FRANKLIN TOWNSHIP

Tammy E. Leichliter to Christine Ann Durbin, et ux., Lot 243, Waynesburg Improvement Plan, \$500.00 (10-20-23)

FREEPORT TOWNSHIP

Allen B. Wilson, et ux., to EQT Production Company, 59.95625 Acres, O&G, \$170,875.32 (10-24-23)

Carol Jean Wilson, et ux., to EQT Production Company, 59.95625 Acres, O&G, \$170,875.32 (10-24-23)

GILMORE TOWNSHIP

Herman S. Gugliotta Jr by Atty-In-Fact, et ux., to EQT Production Company, 24 Acres, O&G, \$12,250.00 (10-18-23)

Grent Sigut, et ux., to EQT Production Company, 24 Acres, O&G, \$6,125.00 (10-19-23)

Connie Tayloe Fueller to CNX Gas Company LLC, 53 Acres, O&G, \$1,932.29 (10-23-23)

Chad E. Teagarden, et ux., to EQM Gathering OPCO LLC, R/W, 36.73 Acres, \$98,000.00 (10-23-23)

Barry L. Armel, Jr., et ux., to EQM Gathering OPCO LLC, R/W, 46.3 Acres, \$61,742.00 (10-23-23)

Robert L. Keller, et ux., to EQM Gathering OPCO LLC, R/W, 67.9 Acres, \$14,188.00 (10-23-23)

R&J Lumber Company to EQM Gathering OPCO LLC, R/W, 50.8 Acres, \$46,000.00 (10-23-23)

James L. Ketchen, et ux., to EQM Gathering OPCO LLC, R/W, 56.99 Acres, \$22,000.00 (10-23-23)

Dennis Hall to EQT Production Company, 47 Acres, O&G, \$9,870.00 (10-24-23)

Jerry R. Hennen, et ux., to EQT Production Company, 109.224 Acres, O&G, \$7,599.91 (10-24-23)

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Charles Peter Taylor, et ux., to EQT Production Company, 3 Tracts, O&G, \$3,718.68 (10-24-23)

Robert Lee Demarco to EQT Production Company, 47 Acres, O&G, \$6,609.38 (10-24-23)
Carl E. Hennen, et ux., to EQT Production Company, 109.224 Acres, O&G, \$7,599.91 (10-24-23)

JACKSON TOWNSHIP

Frank Babiak, Jr., to EQM Gathering OPCO LLC, R/W, 57.08 Acres, \$4,000.00 (10-23-23)

MONONGAHELA TOWNSHIP

Dolores A. Tarasuk Estate, et al., to Brian L. Brady, et ux., 2 Tracts, \$43,000.00 (10-18-23)

MORGAN TOWNSHIP

William L. Ivanusic to Joy L. Dickey, III, Lot 203, Mather, \$74,900.00 (10-18-23)
Patricia Conderato, et al., to Amanda Jo Salvini-Randolph, et ux., 3 Tracts, \$173,500.00 (10-19-23)

Joan Marie Riggle Estate a/k/a Joan M Riggle Estate a/k/a Joan Riggle Estate, et ux., to Melaney Dufalla, Lots 526 & 528, Mather, \$142,500.00 (10-19-23)

PERRY TOWNSHIP

Brandon L. Morris, et ux., to Robert E. Morris, et ux., 28.094 Acres, \$51,238.80 (10-23-23)

RICHHILL TOWNSHIP

Randa Tunney, et ux., to EQT Production Company, 90.522 Acres, O&G, \$3,384.29 (10-24-23)

SPRINGHILL TOWNSHIP

Stephen W. Mikolay to EQT Production Company, 97 Acres, \$375,000.00 (10-19-23)
Brandon W. Covan, et ux., to EQT Production Company, 20.5225 Acres, O&G, \$2,971.96 (10-24-23)

WAYNE TOWNSHIP

CNX Land LLC to Thomas A. Patton, et ux., Tracts, \$135,000.00 (10-23-23)
Jacob Vincent Vehar, III, et ux., to EQM Gathering OPCO LLC, R/W, 77.02 Acres, \$80,395.20 (10-23-23)

Waynesburg Farms LLC to EQM Gathering OPCO LLC, R/W, 24.64 Acres, \$44,112.30 (10-23-23)

Carol G. Scott, et ux., to EQT Production Company, 6 Tracts, O&G, \$3,643.91 (10-24-23)
Diane Schmunk, et ux., to EQT Production Company, 6 Tracts, O&G, \$3,643.91 (10-24-23)
Nancy Burton, et ux., to EQT Production Company, 6 Tracts, O&G, \$3,643.91 (10-24-23)
Jeremiah L. Henderson to EQT Production Company, Tracts, O&G, \$6,544.13 (10-24-23)
Garth W. Kelley, et al., to EQT Production Company, Tracts, O&G, \$3,272.07 (10-24-23)

WAYNESBURG BOROUGH

John Krause, et ux., to Katelyn Elizabeth Wall, et ux., Lot, \$172,500.00 (10-19-23)

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.

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FIRST 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

SECOND 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

FICTITIOUS NAME NOTICE

Notice is hereby given of the filing of an application for Registration of Fictitious Names as follows:

The Fictitious Name is: Homestead Leasing, LLC

The address of the principal office or the principal place of business to be carried on is: 291 Willis Road, Jefferson, PA 15344

The names and addresses of the person who is a party to the registration is: Mark Willis, 291 Willis Road, Jefferson, PA 15344

An application for a fictitious name was filed on October 18, 2023 in the Department of State, under the Fictitious Names Act, 54 Pa.C.S.A. 302 et seq., Act of December 16, 1982, No. 295, P.L. 1309.

Lukas B. Gatten, Esquire

LOGAN & GATTEN LAW OFFICES

54 N. Richhill 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